

Description 0.282 acre parcel

Being part of Lot 16, First Quarter, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Ferman D. Wengerd, Co-Trustee and Fannie A. Wengerd, Co-Trustee in Official Record vol. 36 page 765, PN 2601340000.

Described as follows:

Commencing at a stone found marking the southwest corner of Lot 16, thence S 85 degrees 24' 51" E 1210.12 feet along the lot line to a 5/8 inch rebar found, thence N 05 degrees 32' 53" E 216.41 feet along Dwight C. Kratzer, Co-Trustee and Katie Kratzer, Co-Trustee's (O.R. 264 page 814) east line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) N 79 degrees 55' 58" W 138.08 feet along said Kratzer's north line to a 5/8 inch rebar found;
- 2) N 89 degrees 57' 07" W 109.58 feet along said Kratzer's north line to a 5/8 inch rebar found;
- 3) N 20 degrees 13' 20" E 51.03 feet through the lands of said Wengerd to an iron pin set;
- 4) N 89 degrees 31' 34" E 134.18 feet through the lands of said Wengerd to an iron pin set;
- 5) S 76 degrees 43' 52" E 102.24 feet through the lands of said Wengerd to an iron pin set;
- 6) S 06 degrees 38' 05" W 50.09 feet through the lands of said Wengerd to the TRUE POINT OF BEGINNING.

This parcel contains 0.282 acres, but subject to all easements of record.
To go to adjoiner.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938".
Basis of bearings from Plat vol. 19 page 3471.

See Holmes County Plat Book 19, page 4700 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
April 27, 2022


Donald C. Baker P.S. 6938



Parcel Number: 2601340010

FILE DESCRIPTION
Holmes County Map Office
5/20/2022