

Description 10.115 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 5/8 inch rebar found marking the northwest corner of Lot 16, thence S 88 degrees 17' 47" E 264.00 feet along the lot line to a point in S.R. 515 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 88 degrees 17' 47" E 51.67 feet.

thence with the following SEVEN (7) COURSES:

- 1) S 88 degrees 17' 47" E 263.68 feet along the lot line to an iron pin set;
- 2) S 22 degrees 17' 16" E 999.04 feet through the lands of said Wengerd to an iron pin set;
- 3) N 85 degrees 12' 28" W 462.43 feet through the lands of said Wengerd to an iron pin set;
- 4) S 18 degrees 07' 10" W 223.01 feet through the lands of said Wengerd to a point in the center of C.R. 172, witnessed by an iron pin set N 18 degrees 07' 10" E 21.14 feet;
- 5) N 72 degrees 29' 35" W 67.00 feet along the centerline of C.R. 172 to a point;
- 6) N 73 degrees 55' 58" W 65.02 feet along the centerline of C.R. 172 to a point in S.R. 515, witnessed by an iron pin set N 55 degrees 18' 55" E 34.87 feet;
- 7) N 00 degrees 45' 22" E 1067.50 feet along Jeffrey V. Shrock and Roberta G. Shrock's (D.V. 237 page 20) east line and along S.R. 515 to the TRUE POINT OF BEGINNING.

This parcel contains 10.115 acres, but subject to all highways and easements of record.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5347 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
April 1, 2024

AL

Aaron L. Gerber

P.S. 8379



PPN: 2601340013

FILE DESCRIPTION
Holmes County Map Office
8/12/2024