

Description 1.759 acre parcel

Being part of Lot 11, First Quarter, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Weaver Ridge Rentals, LLC in Official Record vol. 255 page 7345, PN 2601448000, PN 2600292002, and PN 2600292000.

Described as follows:

Commencing at a stone found marking the northwest corner of Lot 11, thence S 88 degrees 47' 44" E 559.86 feet along the lot line and partly along C.R. 168 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 06 degrees 00' 21" W 21.47 feet.

thence with the following SEVEN (7) COURSES:

- 1) S 88 degrees 47' 44" E 292.58 feet along the lot line and along C.R. 168 to a point at the intersection of C.R. 168 and S.R. 515;
- 2) S 26 degrees 02' 24" W 221.33 feet along the centerline of S.R. 515 to a point;
- 3) S 32 degrees 28' 29" W 121.03 feet along the centerline of S.R. 515 to a point, witnessed by a 3/4 inch pinchtap found N 79 degrees 31' 10" W 30.00 feet;
- 4) N 79 degrees 31' 10" W 245.99 feet along David M. Beachy and Norma J. Beachy's (O.R. 243 page 717) north line to an iron pin set;
- 5) N 06 degrees 08' 27" E 93.09 feet through the lands of said Weaver Ridge Rentals, LLC to an iron pin set;
- 6) S 83 degrees 41' 24" E 83.24 feet through the lands of said Weaver Ridge Rentals, LLC to an iron pin set;
- 7) N 06 degrees 00' 21" E 179.95 feet through the lands of said Weaver Ridge Rentals, LLC to the TRUE POINT OF BEGINNING.

This parcel contains 1.759 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 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83 (2011 adjustment).

See Holmes County Plat Book 19, page 4963 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
January 10, 2023


Donald C. Baker P.S. 6938



Parcel Number: 2601448002

FILE DESCRIPTION
Holmes County Map Office
4/3/2023