

Description 7.905 acre parcel

Being a part of Lot 10, Fourth Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to Reuben M. Schlabach and Sara Etta Schlabach in Official Record vol. 277 page 6070, PN 0100609006.

Described as follows:

Commencing at a 5/8 inch rebar found in T.R. 351 marking the southwest corner of Lot 10, thence S 88 degrees 42' 41" E 249.42 feet along the lot line and along T.R. 310 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 05 degrees 54' 55" E 43.67 feet.

thence with the following FOURTEEN (14) COURSES:

- 1) N 05 degrees 54' 55" E 443.45 feet along Daniel J. Raber and Linda Raber's (O.R. 242 page 636) east line to a 5/8 inch rebar found;
- 2) S 83 degrees 54' 19" E 363.24 feet along Stephen R. Schlabach and Rhonda Kay Schlabach's (O.R. 239 page 621 and O.R. 277 page 6068) south line to a 5/8 inch rebar found;
- 3) N 21 degrees 29' 16" E 205.45 feet along said Schlabach's (O.R. 277 page 6068) east line to a 5/8 inch rebar found;
- 4) S 69 degrees 29' 33" E 492.62 feet through the lands of said Reuben M. Schlabach and Sara Etta Schlabach to an iron pin set;
- 5) S 12 degrees 21' 59" W 450.62 feet partly through the lands of said Reuben M. Schlabach and Sara Etta Schlabach and partly along Paul M. Schlabach and Wilma Schlabach's (D.V. 238 page 22) west line to a point on the lot line and in T.R. 310, witnessed by a 5/8 inch rebar found N 12 degrees 21' 59" E 41.19 feet;
- 6) N 88 degrees 42' 41" W 325.17 feet along the lot line and along T.R. 310 to a point, witnessed by a 5/8 inch rebar found N 03 degrees 10' 26" E 26.13 feet;
- 7) N 03 degrees 10' 26" E 48.17 feet along Aaron D. Troyer and Anita M. Troyer's (O.R. 283 page 4387) east line to a 5/8 inch rebar found;
- 8) N 89 degrees 13' 24" W 34.35 feet along said Troyer's north line to a 5/8 inch rebar found;
- 9) N 05 degrees 59' 31" E 224.34 feet along said Troyer's east line to a 5/8 inch rebar found;
- 10) N 78 degrees 26' 59" W 200.00 feet along said Troyer's north line to a 5/8 inch rebar found;
- 11) S 17 degrees 25' 10" W 158.00 feet along said Troyer's west line to a 5/8 inch rebar found;
- 12) N 81 degrees 34' 50" W 80.00 feet along said Troyer's north line to a 5/8 inch rebar found;
- 13) S 00 degrees 47' 10" W 165.21 feet along said Troyer's west line to a point on the lot line and in T.R. 310, witnessed by a 5/8 inch rebar found N 00 degrees 47' 10" E 19.28 feet;
- 14) N 88 degrees 42' 41" W 189.08 feet along the lot line and along T.R. 310 to the TRUE POINT OF BEGINNING.

This parcel contains 7.905 acres, but subject to all highways and easements of record.

This parcel is subject to a 30 foot secondary easement for the purpose of ingress and egress, further described as follows:

Being a part of Lot 10, Fourth Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to Reuben M. Schlabach and Sara Etta Schlabach in Official Record vol. 277 page 6070, PN 0100609006.

Commencing at a 5/8 inch rebar found in T.R. 351 marking the southwest corner of Lot 10, thence S 88 degrees 42' 41" E 1081.39 feet along the lot line and along T.R. 310 to a point the TRUE POINT OF BEGINNING.

thence N 12 degrees 21' 59" E 455.70 feet along the centerline of a 30 foot secondary easement to a point and THERE ENDS.

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 5083 for survey.

This survey made and description prepared by Donald C. Baker, P.S. 6938.

July 6, 2023

Donald C. Baker

P.S. 6938



Parcel Number: 0100609007

FILE DESCRIPTION
Holmes County Map Office
8/28/2023

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