

Description 15.504 acre parcel

Being a part of Lots 3 and 4, Third Quarter, Mechanic Township, T-8 N, R-6 W, Holmes County, Ohio, also known as all of the lands conveyed to Henry M. Wengerd and Betty Wengerd in Deed vol. 231 page 66, PN 1300512001.

Described as follows:

Commencing at a stone found marking the southwest corner of Lot 4, thence S 88 degrees 34' 42" E 1128.64 feet along the lot line to a point the TRUE POINT OF BEGINNING.

thence with the following ELEVEN (11) COURSES:

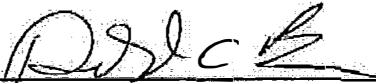
- 1) N 08 degrees 19' 59" E 101.16 feet along Aden N. Hershberger and Ruby Hershberger's (O.R. 266 page 7348) east line to a 5/8 inch rebar found;
- 2) N 36 degrees 15' 26" W 73.09 feet along said Hershberger's east line to a point in the center of C.R. 59, witnessed by a 5/8 inch rebar found S 36 degrees 15' 26" E 18.39 feet;
- 3) N 53 degrees 36' 38" E 638.49 feet along the centerline of C.R. 59 to a 1/4 inch rebar found;
- 4) S 12 degrees 58' 42" E 43.12 feet along Henry M. Wengerd and Betty M. Wengerd's (D.V. 202 page 592) west line to a point;
- 5) S 04 degrees 04' 03" E 510.28 feet along said Wengerd's (D.V. 202 page 592) west line to a point on the lot line;
- 6) S 01 degrees 16' 48" W 990.31 feet (passing into Lot 3) along said Wengerd's (D.V. 202 page 592) west line and along Henry M. Wengerd and Betty Wengerd's (D.V. 258 page 704 and D.V. 258 page 807) west line to a stone found;
- 7) N 66 degrees 57' 35" W 503.52 feet along Nisley Cabinet, LLC (O.R. 259 page 728), Kirby Crane (O.R. 76 page 769) and Henry M. Wengerd and Betty Wengerd's (O.R. 185 page 2233) north line to a 5/8 inch rebar found;
- 8) N 25 degrees 10' 58" W 278.49 feet along John D. Nisley and Erma Nisley's (O.R. 267 page 1350) east line to a 5/8 inch rebar found;
- 9) N 14 degrees 05' 19" E 202.72 feet along John D. Nisley and Erma Nisley's (O.R. 266 page 4448) east line and along said Hershberger's east line to a 5/8 inch rebar found;
- 10) N 02 degrees 40' 40" W 150.44 feet along said Hershberger's east line to a 5/8 inch rebar found;

11) N 08 degrees 19' 59" E 209.47 feet along said Hershberger's east line to the TRUE POINT OF BEGINNING.

This parcel contains 15.504 acres, but subject to all highways and easements of record. Containing 4.395 acres in Lot 4 and 11.109 acres in Lot 3.

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.

See Holmes County Plat Book 19, page 4294 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938,
December 28, 2020


Donald C. Baker P.S. 6938



Parcel Number: 1300512004

FILE DESCRIPTION
Holmes County Map Office
2/4/2021

2 of 2