

Description 0.509 acre parcel

Being part of Outlots 7, 8, and 9 in the Village of Winesburg, situated in Lot 38, Third Quarter, T-10 N, R-4 W, Paint Township, Holmes County, Ohio, also known as part of the lands conveyed to John A. Hershberger and Naomi Hershberger in Official Record vol. 62 page 615, PN 1500080000.

Described as follows:

Commencing at a 1 inch rebar found marking the southeast corner of Lot 38, thence N 87 degrees 51' 28" W 159.45 feet along the lot line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following NINE (9) COURSES:

- 1) N 87 degrees 51' 28" W 171.53 feet along the lot line and along the south line of Outlot 7 to a point;
- 2) N 39 degrees 23' 59" W 77.60 feet along Board of Commissioners of Holmes County, Ohio's (D.V. 279 page 120) east line to a 5/8 inch rebar found;
- 3) S 50 degrees 36' 01" W 87.58 feet (passing through Outlot 8 and into Outlot 9) along said Board of Commissioners of Holmes County, Ohio's north line to a point on the lot line and on the south line of Outlot 9;
- 4) N 87 degrees 51' 28" W 16.27 feet along the lot line and along the south line of Outlot 9 to a point;
- 5) N 13 degrees 29' 15" W 224.16 feet through the lands of said Hershberger to an iron pin set on Susan L. Koppes and Randy E. Yoder's (D.V. 256 page 230) south line;
- 6) N 72 degrees 52' 02" E 23.46 feet (passing into Outlot 8) along said Koppes and Yoder's south line to a 1 inch pipe found;
- 7) S 41 degrees 59' 42" E 43.39 feet along John J. Miller and Mattie M. Miller's (O.R. 268 page 2416) west line to a 3/4 inch pipe found;
- 8) S 43 degrees 09' 11" E 219.87 feet (passing into Outlot 7) along John J. Miller and Mattie M. Miller's (O.R. 278 page 5226) west line to a 5/8 inch rebar found;
- 9) S 74 degrees 17' 06" E 161.07 feet along said John J. Miller and Mattie M. Miller's (O.R. 278 page 5226) south line to the TRUE POINT OF BEGINNING.

This parcel contains 0.509 acres, but subject to all highways and easements of record. Containing 0.155 acres in Outlot 7, 0.181 acres in Outlot 8, and 0.173 acres in Outlot 9. To go to adjoiner.

This parcel is subject to an existing 15 foot easement recorded in Plat vol. 16 page 499.

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 4765 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
July 11, 2022

AL
Aaron L. Gerber P.S. 8379



Parcel Number: 1500080002

FILE DESCRIPTION
Holmes County Map Office
8/16/2022

2 of 2