

Description 6.009 acre parcel

Being a part of Lot 29, Fourth Quarter, Paint Township, T-10 N, R-5 W, Holmes County, Ohio, also known as part of the lands conveyed to Reuben J. Schlabach and Loretta O. Schlabach in Official Record vol. 71 page 840, Official Record vol. 179 page 1094 and Official Record vol. 250 page 4622, PN 1500520010 and PN 1500391003.

Described as follows:

Commencing at a stone found on the Walnut Creek Township line marking the southwest corner of Lot 29, thence N 89 degrees 09' 44" E 1585.92 feet along the Walnut Creek Township line and along the lot line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES:

- 1) N 11 degrees 16' 11" W 579.49 feet through the lands of said Schlabach to an iron pin set;
- 2) N 58 degrees 00' 49" W 366.50 feet through the lands of said Schlabach to an iron pin set;
- 3) Along a curve to the left having a delta angle of 35 degrees 15' 30", R-88.00 feet, T-27.96 feet, Ch. Brg.-N 11 degrees 42' 41" E, Ch.-53.30 feet along the east line of C.R. 672 aka Ridge Road and along The Holmes County Board of Commissioners' (D.V. 281 page 489) east line an arc distance of 54.15 feet to a 5/8 inch rebar found;
- 4) S 58 degrees 00' 49" E 988.12 feet along Raymond M. Miller and Laurie Miller's (O.R. 210 page 2210) south line and along the south line of Lot 1 of RJS Subdivision (Plat vol. 19 page 3125) and along The Dwelling, LLC's (O.R. 258 page 5012) south line to a 5/8 inch rebar found;
- 5) N 00 degrees 13' 45" W 47.26 feet along the east line of Lot 1 of said RJS Subdivision and along said The Dwelling, LLC's east line to a 5/8 inch rebar found;
- 6) S 28 degrees 58' 51" E 376.79 feet along Winesburg Hardwood Lumber Company, LLC's (O.R. 191 page 2765 and O.R. 260 page 42) west line to a 5/8 inch rebar found on the Walnut Creek Township line and on the lot line;
- 7) S 89 degrees 09' 44" W 607.25 feet along the Walnut Creek Township line and along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 6.009 acres, but subject to all highways and easements of record.

This parcel is subject to an existing easement recorded in Deed Vol. 121 page 434.

This parcel is subject to an existing 50 foot easement recorded in Official Record vol. 258 page 5012.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from Plat 19 page 363.

See Holmes County Plat Book 19, page 4139 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
July 1, 2020


Donald C. Baker P.S. 6938



Parcel Number: 1500520016

FILE DESCRIPTION
Holmes County Map Office
8/11/2020

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