

Description 0.376 acre parcel

Being a part of Lot 34 in the Village of Winesburg, situated in Lot 38, Third Quarter, Paint Township, T-10 N, R-4 W, Holmes County, Ohio, also known as all of the lands conveyed to James Beechy aka James L. Beechy and Brian L. Beechy, Trustee in Deed vol. 264 page 305, Deed vol. 265 page 577, Official Record vol. 278 page 6696, and Official Record vol. 265 page 4668, PN 1500750000 and PN 1500777001.

Described as follows:

Commencing at a 1 inch rebar found marking the southeast corner of Lot 38, thence N 88 degrees 55' 07" W 1047.17 feet along the lot line to a 5/8 inch rebar found marking the southeast corner of said Lot 34, thence N 19 degrees 31' 50" W 17.50 feet along John W. Schneider's (D.V. 218 page 34 and D.V. 272 page 843) west line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES:

- 1) S 88 degrees 20' 46" W 126.82 feet along Mervin N. Schlabach and Martha Hershberger Schlabach's (D.V. 221 page 690) north line to an axle found;
- 2) N 81 degrees 02' 24" W 61.22 feet along said Schlabach's north line to a 5/8 inch rebar found on the east line of Millersburg Street aka U.S. 62 and on the west line of said Lot 34;
- 3) N 25 degrees 36' 49" E 97.78 feet along the east line of Millersburg Street aka U.S. 62 and along the west line of said Lot 34 to an iron pin set at the corner of Millersburg Street aka U.S. 62 and a 33 foot alley aka Vintage Street aka T.R. 1025 marking the northwest corner of said Lot 34;
- 4) N 69 degrees 30' 00" E 105.20 feet along the south line of said 33 foot alley aka Vintage Street aka T.R. 1025 and along the north line of said Lot 34 to a 5/8 inch rebar found;
- 5) S 19 degrees 31' 50" E 138.88 feet along the east line of said Lot 34 and along said Schneider's west line to the TRUE POINT OF BEGINNING.

This parcel contains 0.376 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 Surveying LLC".

Basis of bearings from Plat vol. 19 page 3944.

See Holmes County Plat Book 19, page 4841 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
October 25, 2021

Aaron L. Gerber

P.S. 8379



Parcel Number: 1500750001

FILE DESCRIPTION
Holmes County Map Office
10/27/2022