

Description 4.232 acre parcel

Being a part of Lots 16 and 17, First Quarter, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Ferman D. Wengerd, Co-trustee and Fannie A. Wengerd, Co-trustee in Official Record vol. 36 page 765, PN 2601340000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of Lot 16, thence S 00 degrees 44' 05" W 1524.76 feet along the lot line to a point the TRUE POINT OF BEGINNING.

thence with the following EIGHT (8) COURSES:


- 1) S 88 degrees 17' 42" E 317.10 feet along Jeffrey V. Shrock and Roberta G. Shrock's (D.V. 237 page 20) south line to a point in the center of S.R. 515, witnessed by a 5/8 inch rebar found N 88 degrees 17' 42" W 40.20 feet;
- 2) S 11 degrees 36' 51" E 71.54 feet along the centerline of S.R. 515 to a mag nail set;
- 3) S 08 degrees 50' 50" E 60.67 feet along the centerline of S.R. 515 to a mag nail set;
- 4) S 02 degrees 21' 02" E 50.52 feet along the centerline of S.R. 515 to a point;
- 5) Along a curve to the right having a delta angle of 16 degrees 36' 22", R-333.67 feet, T-48.70 feet, Ch. Brg.-S 05 degrees 57' 09" W, Ch.-96.37 feet along the centerline of S.R. 515 an arc distance of 96.71 feet to a point, witnessed by an iron pin set N 88 degrees 17' 42" W 40.08 feet;
- 6) N 88 degrees 17' 42" W 667.59 feet (passing into Lot 17) through the lands of said Wengerd to an iron pin set on said Shrock's east line;
- 7) N 00 degrees 44' 05" E 275.80 feet along said Shrock's east line to a 5/8 inch rebar found;
- 8) S 88 degrees 17' 42" E 331.13 feet along said Shrock's south line to the TRUE POINT OF BEGINNING.

This parcel contains 4.232 acres, but subject to all highways and easements of record. Containing 2.136 acres in Lot 16 and 2.096 acres in Lot 17.

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.

See Holmes County Plat Book 19, page 4230 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
October 16, 2020


Donald C. Baker P.S. 6938



Parcel Number: 2601340008

FILE DESCRIPTION
Holmes County Map Office
11/24/2020