

Description 2.597 acre parcel

Being a part of Lot 2, Fourth Quarter, T-9 N, R-6 W, Berlin Township, Holmes County, Ohio, also known as part of the lands conveyed to Joe M. Wengerd and Phyllis R. Wengerd in Official Record vol. 260 page 6440, PN 0100758000.

Described as follows:

Commencing at a drill hole with crowsfoot found in concrete marking the northeast corner of Lot 2, thence N 88 degrees 40' 29" W 130.19 feet along the lot line to a point in the center of U.S. 62 and S.R. 39, thence S 53 degrees 15' 50" W 468.06 feet along the centerline of U.S. 62 and S.R. 39 to a point the TRUE POINT OF BEGINNING.

thence with the following TEN (10) COURSES:

- 1) S 53 degrees 15' 50" W 96.53 feet along the centerline of U.S. 62 and S.R. 39 to a point;
- 2) S 53 degrees 56' 00" W 225.10 feet along the centerline of U.S. 62 and S.R. 39 to a point;
- 3) S 59 degrees 15' 50" W 75.00 feet along the centerline of U.S. 62 and S.R. 39 to a point;
- 4) Along a curve to the right having a delta angle of 13 degrees 53' 14", R-1432.40 feet, T-174.45 feet, Ch. Brg.-S 66 degrees 12' 27" W, Ch.-346.34 feet along the centerline of U.S. 62 and S.R. 39 an arc distance of 347.18 feet to a point, witnessed by an iron pin set N 17 degrees 08' 54" W 55.00 feet;
- 5) N 17 degrees 08' 54" W 229.25 feet through the lands of said Wengerd to a point in the center of C.R. 626, witnessed by an iron pin set S 17 degrees 08' 54" E 25.00 feet;
- 6) N 69 degrees 15' 40" E 149.93 feet along the centerline of C.R. 626 to a mag nail set;
- 7) N 73 degrees 04' 16" E 115.00 feet along the centerline of C.R. 626 to a mag nail set;
- 8) N 82 degrees 07' 23" E 406.00 feet partly along the centerline of C.R. 626 and along Darian L. Troyer and Andrea J. Troyer's (O.R. 247 page 1517) south line and along Ray N. Troyer and Marilyn Troyer's (D.V. 218 page 864) south line to a 5/8 inch rebar found;
- 9) N 64 degrees 36' 28" E 56.00 feet along Conn Properties LLC's (O.R. 271 page 35) south line to a point in U.S. 62 and S.R. 39, witnessed by a 5/8 inch rebar found N 01 degrees 22' 24" E 16.69 feet;

10) S 17 degrees 15' 33" E 17.78 feet along Benjamin A. Raber and Mabel Raber's (D.V. 238 page 504) west line to the TRUE POINT OF BEGINNING.

This parcel contains 2.597 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 Ohio State Plane Coordinate System, North Zone, N.A.D. 83.

See Holmes County Plat Book 19, page 4224 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
September 8, 2020



Aaron L. Gerber

P.S. 8379



Parcel Number: 0100758002

FILE DESCRIPTION

Holmes County Map Office

11/20/2020

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