

Description 2.150 acre parcel

Being part of Lot 7, First Quarter, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Dennis E. Weaver and Rosanna Weaver in Official Record vol. 176 page 2112, PN 2600955000.

Described as follows:

Commencing at a stone found marking the northwest corner of Lot 7, thence S 88 degrees 48' 00" E 624.11 feet along the lot line to a 5/8 inch rebar found, thence S 06 degrees 05' 25" W 116.16 feet along Abe L. Miller and Mary H. Miller's (D.V. 247 page 356) west line to a 5/8 inch rebar found, thence S 21 degrees 51' 06" W 382.60 feet along Wayne E. Weaver and Mary B. Weaver's (O.R. 169 page 1167) west line to a 5/8 inch rebar found, thence S 71 degrees 24' 41" E 205.48 feet along said Wayne E. Weaver and Mary B. Weaver's (O.R. 169 page 1167 and D.V. 269 page 797) south line to a point in the center of T.R. 412 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 71 degrees 24' 41" W 15.20 feet.

thence with the following SIX (6) COURSES:

- 1) S 36 degrees 37' 41" W 73.24 feet along the centerline of T.R. 412 to a point;
- 2) S 41 degrees 11' 04" W 230.18 feet along the centerline of T.R. 412 to a point;
- 3) S 45 degrees 11' 09" W 114.68 feet along the centerline of T.R. 412 to a point, witnessed by an iron pin set N 46 degrees 15' 30" W 20.82 feet;
- 4) N 46 degrees 15' 30" W 256.38 feet through the lands of said Dennis E. Weaver and Rosanna Weaver to an iron pin set;
- 5) N 41 degrees 58' 19" E 300.40 feet through the lands of said Dennis E. Weaver and Rosanna Weaver to an iron pin set;
- 6) S 71 degrees 24' 41" E 275.31 feet partly through the lands of said Dennis E. Weaver and Rosanna Weaver and partly along said Wayne E. Weaver and Mary B. Weaver's south line to the TRUE POINT OF BEGINNING.

This parcel contains 2.150 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 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83.

See Holmes County Plat Book 19, page 4452 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
April 22, 2021


Donald C. Baker P.S. 6938



Parcel Number: 2600955002

FILE DESCRIPTION
Holmes County Map Office
7/21/2021