

Description 1.316 acre parcel

Being part of Lot 11, First Quarter, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Weaver Ridge Rentals, LLC in Official Record vol. 255 page 7345, PN 2600292001, PN 2600809000, PN 2601448000, and PN 2600292002.

Described as follows:

Commencing at a stone found marking the northwest corner of Lot 11, thence S 88 degrees 47' 44" E 279.08 feet along the lot line and partly along C.R. 168 to a point the TRUE POINT OF BEGINNING, witnessed by a 3/4 inch pipe found S 04 degrees 30' 58" W 29.85 feet.


thence with the following EIGHT (8) COURSES:

- 1) S 88 degrees 47' 44" E 280.78 feet along the lot line and along C.R. 168 to a point, witnessed by an iron pin set S 06 degrees 00' 21" W 21.47 feet;
- 2) S 06 degrees 00' 21" W 179.95 feet through the lands of said Weaver Ridge Rentals, LLC to an iron pin set;
- 3) N 83 degrees 41' 24" W 83.24 feet through the lands of said Weaver Ridge Rentals, LLC to an iron pin set;
- 4) S 06 degrees 08' 27" W 93.09 feet through the lands of said Weaver Ridge Rentals, LLC to an iron pin set on David M. Beachy and Norma J. Beachy's (O.R. 243 page 717) north line;
- 5) N 79 degrees 31' 10" W 139.71 feet along said Beachy's north line and along Roy A. Yoder and Miriam M. Yoder's (O.R. 202 page 1328) north line to a 5/8 inch rebar found;
- 6) N 07 degrees 11' 32" E 108.39 feet along said Yoder's east line to a 5/8 inch rebar found;
- 7) N 83 degrees 52' 29" W 55.92 feet along said Yoder's north line to a 3/4 inch pipe found;
- 8) N 04 degrees 30' 58" E 129.76 feet along said Yoder's east line to the TRUE POINT OF BEGINNING.

This parcel contains 1.316 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 (2011 adjustment).

See Holmes County Plat Book 19, page 4963 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
January 10, 2023


Donald C. Baker P.S. 6938



Parcel Number: 2601448001

FILE DESCRIPTION
Holmes County Map Office
4/3/2023