

### Description 5.753 acre parcel

Being part of the southwest quarter of Section 31, T-15 N, R-11 W, Paint Township, Holmes County, Ohio, also known as part of the lands conveyed to Ivan A. Weaver and Mae A. Weaver in Official Record vol. 276 page 2391, PN 1501025000, PN 1501026002, PN 1501026005, and PN 1501028015.

Described as follows:

Commencing at R.R. spike found on the Salt Creek Township line and in T.R. 652 marking the southwest corner of the southwest quarter of Section 31, thence N 00 degrees 42' 20" W 255.81 feet along the Salt Creek Township line and along the section line and along T.R. 652 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 89 degrees 01' 38" E 31.54 feet.

thence with the following ELEVEN (11) COURSES:

- 1) N 00 degrees 42' 20" W 183.99 feet along the Salt Creek Township line and along the section line and along T.R. 652 to a point, witnessed by an iron pin set S 89 degrees 37' 25" E 31.94 feet;
- 2) S 89 degrees 37' 25" E 230.00 feet through the lands of said Weaver to an iron pin set;
- 3) N 00 degrees 00' 22" W 261.72 feet through the lands of said Weaver to an iron pin set;
- 4) S 89 degrees 12' 26" W 16.74 feet through the lands of said Weaver to a 5/8 inch rebar found;
- 5) N 00 degrees 52' 21" W 85.88 feet along Mervin A. Swartzentruber and Katie S. Swartzentruber's (O.R. 233 page 3352) east line to a 5/8 inch rebar found;
- 6) N 89 degrees 12' 35" E 353.13 feet along said Dennis R. Hershberger and Mary M. Hershberger's (O.R. 44 page 47) south line and along Dublin Valley Holdings, LLC's (O.R. 288 page 1868) south line to a 5/8 inch rebar found;
- 7) S 00 degrees 52' 20" E 143.72 feet along said Dublin Valley Holdings, LLC's west line to an iron pin set;
- 8) N 89 degrees 12' 35" E 61.71 feet along said Dublin Valley Holdings, LLC's south line to an iron pin set;
- 9) S 00 degrees 47' 18" E 198.63 feet along said Dublin Valley Holdings, LLC's west line to a 5/8 inch rebar found;
- 10) S 01 degree 23' 20" W 203.89 feet along said Dublin Valley Holdings, LLC's west line to a 5/8 inch rebar found;
- 11) N 89 degrees 01' 38" W 624.53 feet along Robert A. Hershberger and Marie Hershberger's (O.R. 288 page 1874) north line to the TRUE POINT OF BEGINNING.

This parcel contains 5.753 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 5575 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
April 30, 2025



Donald C. Baker P.S. 6938



PPN: 1501026007

**FILE DESCRIPTION**

Holmes County Map Office  
6/16/2025