

Description 52.742 acre parcel

Being part of the northeast quarter of Section 35 and the northwest quarter of Section 36, T-15 N, R-11 W, Paint Township, Holmes County, Ohio, also known as part of the lands conveyed to Elsie S. Schlabach in Official Record vol. 12 page 271, Official Record vol. 84 page 800, Official Record vol. 84 page 803, and Official Record vol. 194 page 2662, PN 1501053000, PN 1501051000, PN 1501051002, and PN 1500040003.

Described as follows:

Beginning at a 5/8 inch rebar found in C.R. 200 marking the northwest corner of the northwest quarter of Section 36 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 00 degrees 22' 40" E 16.00 feet.

thence with the following TWENTY-FOUR (24) COURSES:

- 1) S 75 degrees 08' 12" E 159.93 feet along the centerline of C.R. 200 to a P.K. nail set;
- 2) S 56 degrees 39' 20" E 110.41 feet along the centerline of C.R. 200 to a point, witnessed by an iron pin set S 56 degree 19' 55" W 12.93 feet;
- 3) S 56 degrees 19' 55" W 124.45 feet along David P. Yoder and Linda R. Yoder's (O.R. 269 page 2533) west line to a 5/8 inch rebar found;
- 4) S 29 degrees 03' 51" W 144.42 feet along said Yoder's west line to a 5/8 inch rebar found;
- 5) S 57 degrees 12' 53" W 84.24 feet along said Yoder's west line to a 5/8 inch rebar found on the section line;
- 6) S 00 degrees 22' 40" E 930.48 feet along the section line to an iron pin set;
- 7) S 89 degrees 33' 51" W 409.18 feet (passing into the northeast quarter of Section 35) along the north line of Lot 1 of Valley of the Sun Subdivision (Plat vol. 18 page 36) and along Merle A. Mast and Twila J. Mast's (O.R. 275 page 1721) north line to a point in a creek, witnessed by an iron pin set N 89 degrees 33' 51" E 42.26 feet;
- 8) S 00 degrees 08' 04" E 719.12 feet along the west line of Lots 1 and 2 of said Valley of the Sun Subdivision and along said Mast's (O.R. 275 page 1721 and O.R. 84 page 234) west line to an iron pin set;
- 9) S 04 degrees 19' 09" E 181.31 feet along Trustees in Trust for a Graveyard's (D.V. 23 page 425) west line to a 5/8 inch rebar found;
- 10) S 89 degrees 33' 51" W 177.80 feet along Edward A. Keim and Ida Keim's (O.R. 225 page 2474) north line to an iron pin set;
- 11) S 82 degrees 07' 23" W 17.59 feet along Marion D. Hershberger and Ada A. Hershberger's (O.R. 262 page 816) north line to a 5/8 inch rebar found;
- 12) N 58 degrees 23' 36" W 405.00 feet along said Hershberger's north line to a 5/8 inch rebar found;
- 13) S 35 degrees 33' 33" W 911.21 feet along said Hershberger's west line to a 5/8 inch rebar found on the quarter section line;
- 14) S 89 degrees 49' 57" W 731.35 feet along the quarter section line to a 5/8 inch rebar found;
- 15) N 00 degrees 26' 05" W 1427.47 feet along Leroy R. Keim and Linda Keim's (O.R. 273 page 1117) east line and along Norman A. Troyer, Erma P. Troyer, Aden A. Troyer, and Maryann J. Troyer's (O.R. 280 page 1052) east line to a 5/8 inch rebar found;
- 16) N 89 degrees 06' 35" E 548.73 feet along Dean R. Wengerd and Cheryl L. Wengerd's (O.R. 282 page 544) south line to an iron pin set;
- 17) S 06 degrees 13' 39" E 341.30 feet through the lands of said Schlabach (O.R. 12 page 271) to an iron pin set;

- 18) S 50 degrees 20' 37" E 715.65 feet through the lands of said Schlabach to an iron pin set;
- 19) N 35 degrees 33' 33" E 299.87 feet through the lands of said Schlabach to an iron pin set;
- 20) N 15 degrees 28' 01" E 842.41 feet through the lands of said Schlabach to an iron pin set;
- 21) N 22 degrees 17' 56" E 260.39 feet through the lands of said Schlabach to an iron pin set;
- 22) N 45 degrees 25' 55" E 196.42 feet through the lands of said Schlabach (O.R. 12 page 271 and O.R. 84 page 800) to an iron pin set;
- 23) N 01 degree 14' 57" W 629.39 feet through the lands of said Schlabach (O.R. 84 page 800) to a point on the section line and in C.R. 200, witnessed by an iron pin set S 01 degree 14' 57" E 22.69 feet;
- 24) N 89 degrees 03' 39" E 437.00 feet along the section line and along C.R. 200 to the TRUE POINT OF BEGINNING.

This parcel contains 52.742 acres, but subject to all highways and easements of record. Containing 51.737 acres in the northeast quarter of Section 35 and 1.005 acres in the northwest quarter of Section 36.

This parcel is subject to an existing 50 foot easement recorded in Plat vol. 18 page 36.

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 5414 for survey.  
 This survey made and description prepared by Donald C. Baker, P.S. 6938.  
 October 8, 2024

  
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 Donald C. Baker P.S. 6938



Parcel Number: 1501053002

**FILE DESCRIPTION**  
 Holmes County Map Office  
 10/29/2024