

Description 3.042 acre parcel

Being part of Lot 23, Third Quarter, T-10 N, R-4 W, Paint Township, Holmes County, Ohio, also known as part of the lands conveyed to Eli A. Wengerd and Fannie Mae Wengerd in Official Record vol. 249 page 4052, PN 1501061007.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of Lot 23, thence S 87 degrees 54' 46" E 599.91 feet along the lot line to a 5/8 inch rebar found, thence S 03 degrees 21' 32" W 117.63 feet along Alpine Hills, LLC's (O.R. 282 page 36) west line and along T.R. 662 to a point, thence S 10 degrees 55' 17" E 268.17 feet along the centerline of T.R. 662 to a point, thence S 14 degrees 20' 56" E 34.85 feet along the centerline of T.R. 662 to a point, thence S 87 degrees 54' 46" E 259.30 feet along said Alpine Hills, LLC's (O.R. 282 page 39) south line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following NINE (9) COURSES:

- 1) N 02 degrees 05' 14" E 101.00 feet along said Alpine Hills, LLC's east line to a 5/8 inch rebar found;
- 2) S 87 degrees 54' 46" E 115.76 feet along said Alpine Hills, LLC's (O.R. 282 page 36) south line to a point, witnessed by an iron pin set N 87 degrees 54' 46" W 36.63 feet;
- 3) N 02 degrees 05' 14" E 55.00 feet along said Alpine Hills, LLC's east line to a 5/8 inch rebar found;
- 4) S 87 degrees 54' 46" E 381.76 feet along said Alpine Hills, LLC's south line and along said Wengerd's (D.V. 264 page 850) south line to a 5/8 inch rebar found;
- 5) S 32 degrees 55' 25" W 208.67 feet along said Wengerd's west line to a 5/8 inch rebar found;
- 6) S 51 degrees 00' 40" W 102.74 feet along said Wengerd's west line to a 5/8 inch rebar found;
- 7) S 12 degrees 45' 48" E 114.99 feet along said Wengerd's west line to a 5/8 inch rebar found;
- 8) S 69 degrees 03' 25" W 210.86 feet along Jacob L. Shetler and Miriam E. Shetler's (O.R. 250 page 2046) north line to a 5/8 inch rebar found;
- 9) N 25 degrees 29' 43" W 320.78 feet through the lands of said Wengerd (O.R. 249 page 4052) to the TRUE POINT OF BEGINNING.

This parcel contains 3.042 acres, but subject to all highways and easements of record. To go to adjoiner.

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 5461 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
December 3, 2024



Donald C. Baker P.S. 6938



Parcel Number: 1501061013

FILE DESCRIPTION
Holmes County Map Office
12/23/2024

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