

Description 111.534 acre parcel

Being part of Lots 16 and 17, First Quarter, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Ferman D. Wengerd, Co-Trustee and Fannie A. Wengerd, Co-Trustee in Official Record vol. 36 page 765, PN 2601340000.

Described as follows:

Beginning at a 5/8 inch rebar found marking the southeast corner of Lot 16 the TRUE POINT OF BEGINNING.

thence with the following FORTY-FOUR (44) COURSES:

- 1) N 88 degrees 42' 09" W 1567.56 feet along the lot line to a 5/8 inch rebar found;
- 2) N 02 degrees 15' 35" E 216.41 feet along Dwight C. Kratzer, Co-Trustee and Katie Kratzer, Co-Trustee's (O.R. 264 page 814) east line to a 5/8 inch rebar found;
- 3) N 03 degrees 20' 48" E 50.09 feet along said Kratzer's (O.R. 281 page 4808) east line to a 5/8 inch rebar found;
- 4) N 80 degrees 01' 09" W 102.24 feet along said Kratzer's (O.R. 281 page 4808) north line to a 5/8 inch rebar found;
- 5) S 86 degrees 14' 17" W 134.18 feet along said Kratzer's (O.R. 281 page 4808) north line to a 5/8 inch rebar found;
- 6) S 16 degrees 56' 03" W 101.43 feet along said Kratzer's (O.R. 281 page 4808 and O.R. 264 page 814) west line to a 5/8 inch rebar found;
- 7) N 70 degrees 37' 16" W 375.60 feet along said Kratzer's (O.R. 264 page 814) north line to a 5/8 inch rebar found;
- 8) N 15 degrees 40' 48" W 199.78 feet along said Kratzer's (O.R. 264 page 814) east line to a point, witnessed by a 5/8 inch rebar found S 72 degrees 59' 57" W 50.01 feet;
- 9) S 72 degrees 59' 57" W 525.36 feet along said Kratzer's (O.R. 264 page 814) north line and along Provision Holdings, LLC's (O.R. 270 page 4510) north line to an iron pin set;
- 10) N 20 degrees 43' 42" W 244.80 feet (passing into Lot 17) along said Provision Holdings, LLC's east line to a point in the center of S.R. 515, witnessed by a 5/8 inch rebar found S 20 degrees 43' 42" E 26.64 feet;
- 11) N 64 degrees 09' 43" E 158.96 feet (passing into Lot 16) along the centerline of S.R. 515 to a mag nail found;
- 12) N 60 degrees 05' 11" E 88.87 feet along the centerline of S.R. 515 to a mag nail found;
- 13) N 53 degrees 36' 27" E 52.56 feet along the centerline of S.R. 515 to a point;
- 14) Along a curve to the left having a delta angle of 55 degrees 57' 34", R – 333.67 feet, T – 177.26 feet, Ch. Brg. – N 25 degrees 37' 40" E, Ch. – 313.09 feet along the centerline of S.R. 515 an arc distance of 325.89 feet to a point;
- 15) N 02 degrees 21' 07" W 50.52 feet along the centerline of S.R. 515 to a mag nail found;
- 16) N 08 degrees 50' 56" W 60.67 feet along the centerline of S.R. 515 to a mag nail found;
- 17) N 11 degrees 36' 57" W 71.54 feet along the centerline of S.R. 515 to a point;
- 18) N 88 degrees 17' 48" W 10.20 feet along ADE Properties, LLC's (O.R. 274 page 5796) north line to a point;
- 19) N 07 degrees 22' 34" W 307.56 feet along Jeffrey V. Shrock and Roberta G. Shrock's (D.V. 237 page 20) east line and along S.R. 515 to a point;

- 20) N 00 degrees 45' 22" E 153.50 feet along said Shrock's east line and along S.R. 515 to a point, witnessed by an iron pin set N 55 degrees 18' 55" E 34.87 feet;
- 21) S 73 degrees 55' 58" E 65.02 feet along the centerline of C.R. 172 to a point;
- 22) S 72 degrees 29' 35" E 67.00 feet along the centerline of C.R. 172 to a point, witnessed by an iron pin set N 18 degrees 07' 10" E 21.14 feet;
- 23) N 18 degrees 07' 10" E 223.01 feet through the lands of said Wengerd to an iron pin set;
- 24) S 85 degrees 12' 28" E 462.43 feet through the lands of said Wengerd to an iron pin set;
- 25) N 22 degrees 17' 16" W 999.04 feet through the lands of said Wengerd to an iron pin set on the lot line;
- 26) S 88 degrees 17' 47" E 196.37 feet along the lot line to a 5/8 inch rebar found;
- 27) S 41 degrees 32' 47" E 564.30 feet along EG Yoder Family Farm, LLC's (O.R. 280 page 5400) west line to a 5/8 inch rebar found;
- 28) N 61 degrees 27' 13" E 286.44 feet along said EG Yoder Family Farm, LLC's south line to a 5/8 inch rebar found;
- 29) N 20 degrees 57' 32" W 289.04 feet along said EG Yoder Family Farm, LLC's east line to a 5/8 inch rebar found on the lot line;
- 30) S 88 degrees 17' 47" E 1223.78 feet along the lot line to a 5/8 inch rebar found;
- 31) S 22 degrees 34' 48" W 370.08 feet along Chadwin D. Wengerd and Erica F. Wengerd's (O.R. 282 page 3186) west line to a 5/8 inch rebar found;
- 32) S 48 degrees 00' 16" W 334.12 feet along said Chadwin D. Wengerd and Erica F. Wengerd's west line to a 5/8 inch rebar found;
- 33) S 13 degrees 14' 26" E 150.68 feet along said Chadwin D. Wengerd and Erica F. Wengerd's west line to a 5/8 inch rebar found;
- 34) S 68 degrees 41' 19" E 104.30 feet along said Chadwin D. Wengerd and Erica F. Wengerd's south line to a 5/8 inch rebar found;
- 35) S 22 degrees 57' 40" W 762.65 feet along said Chadwin D. Wengerd and Erica F. Wengerd's west line to a point in the center of C.R. 172, witnessed by a 5/8 inch rebar found N 22 degrees 57' 40" E 23.94 feet;
- 36) N 77 degrees 19' 05" W 707.69 feet through the lands of said Ferman D. Wengerd, Co-Trustee and Fannie A. Wengerd, Co-Trustee and along C.R. 172 to a point, witnessed by a 5/8 inch rebar found N 04 degrees 09' 43" W 13.90 feet;
- 37) N 04 degrees 09' 43" W 379.56 feet along Mark A. Hochstetler and Jessica D. Hochstetler's (O.R. 271 page 734) east line to a 5/8 inch rebar found;
- 38) S 86 degrees 58' 22" W 226.58 feet along said Hochstetler's north line to a 5/8 inch rebar found;
- 39) S 05 degrees 43' 01" W 305.30 feet along said Hochstetler's west line to a point in C.R. 172, witnessed by a 5/8 inch rebar found N 05 degrees 43' 01" E 35.59 feet;
- 40) S 77 degrees 32' 18" E 291.09 feet along said Hochstetler's south line and along C.R. 172 to a point;
- 41) S 77 degrees 19' 05" E 707.69 feet through the lands of said Ferman D. Wengerd, Co-Trustee and Fannie A. Wengerd, Co-Trustee and along C.R. 172 to a point;
- 42) S 77 degrees 43' 00" E 537.24 feet along the centerline of C.R. 172 to a point;
- 43) S 77 degrees 42' 59" E 337.17 feet along the centerline of C.R. 172 to a R.R. spike found on the lot line, witnessed by an iron pin set S 01 degree 22' 50" W 27.05 feet;
- 44) S 01 degree 22' 50" W 1036.34 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 111.534 acres, but subject to all highways and easements of record.

Containing 111.456 acres in Lot 16 and 0.078 acres in Lot 17.

This parcel is subject to an existing 50 foot easement recorded in Deed vol. 258 page 957 and an existing 50 foot easement recorded in Deed vol. 267 page 784.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5347 for survey.

This survey made and description prepared by Aaron L. Gerber, P.S. 8379.

April 1, 2024



Aaron L. Gerber P.S. 8379



PPN: 2601340014

FILE DESCRIPTION
Holmes County Map Office
8/12/2024