

Description 2.782 acre parcel (Road Dedication)
(Wooded Peaks Subdivision)

Being a part of Lot 14, Fourth Quarter, Salt Creek Township, T-10 N, R-6 W, Holmes County, Ohio, also known as a part of the lands conveyed to Jomar Group Ltd. in Official Record vol. 291 page 1941, PN 3400037001.

Described as follows:

Commencing at a stone found marking the southwest corner of Lot 14, thence N 01 degree 50' 46" E 1338.45 feet along the lot line to a point in the center of S.R. 241, thence N 52 degrees 54' 42" E 205.21 feet along the centerline of SR 241 to a point, thence N 52 degrees 03' 29" E 218.15 feet along the centerline of S.R. 241 to a point, thence N 51 degrees 32' 33" E 33.07 feet along the centerline of S.R. 241 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 38 degrees 27' 27" E 35.00 feet.

thence with the following ELEVEN (11) COURSES:

- 1) N 51 degrees 32' 33" E 50.00 feet along the centerline of S.R. 241 to a point, witnessed by an iron pin set S 38 degrees 27' 27" E 35.00 feet;
- 2) S 38 degrees 27' 27" E 97.67 feet along the west line of Lot 8 of Wooded Peaks Subdivision (Plat vol. 2 pages 668 & 669) and along Jonathan R. Schlabach and Leanna W. Schlabach's (O.R. 291 page 2665) west line to an iron pin set;
- 3) S 47 degrees 51' 16" E 750.29 feet along the west line of said Lot 8 and along said Schlabach's west line to an iron pin set;
- 4) Along a curve to the right having a delta angle of 97 degrees 14' 16", R – 70.00 feet, T – 79.45 feet, Ch. Brg. – S 68 degrees 18' 39" E, Ch. – 105.05 feet along the south line of said Lot 8 and along said Schlabach's south line an arc distance of 118.80 feet to an iron pin set;
- 5) S 88 degrees 46' 02" E 965.22 feet along the south line of said Lot 8 and along said Schlabach's south line and along the south line of Lots 11 & 12 of Wooded Peaks Subdivision Replat No. 1 (P. 19-5783) and along Jonathon R. Schlabach and Leanna W. Schlabach (O.R. 295 page 1818) and Nathan Schlabach's (OR. 295 page 1820) south lines to an iron pin set;
- 6) Along a curve to the right having a delta angle of 159 degrees 04' 31", R - 70.00 feet, T - 379.07 feet, Ch. Brg. – S 78 degrees 18' 17" E, Ch. – 137.67 feet along the south line of said Lot 12 and along said Nathan Schlabach's south line an arc distance of 194.35 feet to an iron pin set;
- 7) Along a curve to the right having a delta angle of 159 degrees 04' 31", R – 70.00 feet, T – 379.07 feet, Ch. Brg. – S 80 degrees 46' 14" W, Ch. – 137.67 feet along the west line of Lot 6 and the north line of Lot 5 of said Wooded Peaks Subdivision and along Jordan Yoder and Elizabeth Yoder's (O.R. 291 page 3035) west line and along Martha L. Kuhns' (O.R. 291 page 2604) north line an arc distance of 194.35 feet to an iron pin set;
- 8) N 88 degrees 46' 02" W 965.22 feet along the north line of Lots 5, 4, 3, 2, and 1 of said Wooded Peaks Subdivision and along said Kuhns' north line and along Leroy Kuhns and Rosie Kuhns (O.R. 291 page 2592), Wayne A. Miller (O.R. 291 page 2655), Matthew Schlabach and Ina Schlabach (O.R. 291 page 2658) and Nelson A. Burkholder and Christina R. Burkholder's (O.R. 291 page 2676) north line to an iron pin set;
- 9) Along a curve to the right having a delta angle of 179 degrees 03' 47", R – 70.00 feet, T – 8559.95 feet, Ch. Brg. – N 68 degrees 18' 39" W, Ch. – 140.00 feet along the north line of said Lot 1 and along said Burkholder's north line an arc distance of 218.77 feet to an iron pin set;
- 10) N 47 degrees 51' 16" W 754.40 feet along the north line of lots 1 and 9 of said Wooded Peaks Subdivision and partially along said Burkholder's north line and partially through the lands of said Jomar Group, Ltd. to an iron pin set;

11) N 38 degrees 27' 27" W 101.78 feet along the north line of said Lot 9 and through the lands of Jomar Group, Ltd. to the TRUE POINT OF BEGINNING.

This parcel contains 2.782 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 Surveying".
Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5901 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
January 9, 2025
Revised June 30, 2025
Updated April 17, 2026


Donald C. Baker P.S. 6938



PPN: 3400037014

FILE DESCRIPTION
Holmes County Map Office
8/19/2026