

### Description 1.588 acre parcel

Being part of the southeast quarter of Section 21, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands conveyed to NBY Holdings, LLC in Official Record vol. 270 page 1658, PN 2600597000, PN 2600029003 and PN 2600029004.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of the southeast quarter of Section 21, thence N 88 degrees 25' 12" W 947.14 feet along the section line to a 5/8 inch rebar found, thence N 28 degrees 09' 31" W 412.98 feet along 4220 TR 162, LLC's (O.R. 274 page 4570) east line to a 5/8 inch rebar found, thence S 58 degrees 29' 30" W 99.97 feet along said 4220 TR 162, LLC's north line to a point in the center of S.R. 39, thence N 30 degrees 57' 43" W 576.34 feet along the centerline of S.R. 39 to a point, thence N 58 degrees 30' 57" E 109.31 feet along said 4220 TR 162, LLC's south line to a 5/8 inch rebar found, thence N 34 degrees 55' 51" W 318.05 feet along said 4220 TR 162, LLC's east line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES:

- 1) N 34 degrees 55' 51" W 26.71 feet along said 4220 TR 162, LLC's east line to a 5/8 inch rod found;
- 2) N 30 degrees 56' 17" W 390.90 feet along said 4220 TR 162, LLC's east line to a 5/8 inch rebar found;
- 3) S 52 degrees 17' 20" E 173.32 feet along ENS Holdings, LLC's (O.R. 265 page 5454) west line to a 5/8 inch rebar found;
- 4) N 49 degrees 49' 33" E 132.27 feet along said ENS Holdings, LLC's south line to a 5/8 inch rebar found;
- 5) S 76 degrees 28' 14" E 74.92 feet along Cynthia H. Hochstetler, Trustee's (O.R. 186 page 2795) west line to a 5/8 inch rebar found;
- 6) S 31 degrees 32' 52" E 220.16 feet along said Hochstetler's west line to an iron pin set;
- 7) S 57 degrees 58' 05" W 247.65 feet through the lands of said NBY Holdings, LLC to the TRUE POINT OF BEGINNING.

This parcel contains 1.588 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 LLC".

Basis of bearings from Plat vol. 19 page 4222.

See Holmes County Plat Book 19, page 4542 for survey.

This survey made and description prepared by Donald C. Baker, P.S. 6938.

April 30, 2021

Donald C. Baker

P.S. 6938



Parcel Number: 2600597001

**FILE DESCRIPTION**

Holmes County Map Office

11/3/2021

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