

Description 0.340 acre parcel

Being Outlot 8 in the Village of Walnut Creek, situated in the southwest quarter of Section 20, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as all of the lands conveyed to Willis J. Coblenz, Trustee in Official Record vol. 34 page 410 and Official Record vol. 36 page 461, PN 2601216000.

Described as follows:

Commencing at a point marking the northwest corner of the southwest quarter of Section 20, thence S 88 degrees 28' 17" E 736.92 feet along the quarter section line to a R.R. spike found in C.R. 145 aka Olde Pump Street, thence S 11 degrees 42' 42" E 220.46 feet along Hebrews 13:2, Inc.'s (O.R. 256 page 6269) east line and along the east line of Outlot 10 and Outlot 9 in the Village of Walnut Creek and along C.R. 145 aka Olde Pump Street to a R.R. spike found the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 88 degrees 28' 17" W 20.00 feet.

thence with the following FOUR (4) COURSES:

- 1) S 11 degrees 42' 42" E 101.04 feet along the west line of Outlot 6 in the Village of Walnut Creek and along The Board of Education East Holmes Local School District's (O.R. 264 page 7256) west line and along the east line of said Outlot 8 and along C.R. 145 aka Olde Pump Street to a point, witnessed by a 5/8 inch rebar found N 89 degrees 13' 29" W 30.42 feet;
- 2) N 89 degrees 13' 29" W 148.51 feet along the north line of Outlot 7 in the Village of Walnut Creek and along Simmie R. Bowen, Jr. and Corina B. Bowen's (O.R. 253 page 4451) north line and along the south line of said Outlot 8 to a 5/8 inch rebar found;
- 3) N 11 degrees 41' 44" W 103.04 feet along the east line of Outlot 11 in the Village of Walnut Creek and along The Dutch Corp.'s (O.R. 29 page 338) east line and along the west line of said Outlot 8 to a 5/8 inch rebar found;
- 4) S 88 degrees 28' 17" E 148.93 feet along the south line of said Outlot 9 and along said Hebrews 13:2, Inc.'s south line and along the north line of said Outlot 8 to the TRUE POINT OF BEGINNING.

This parcel contains 0.340 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 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 5035 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
February 24, 2023


Donald C. Baker P.S. 6938



Parcel Number: 2601216001

FILE DESCRIPTION
Holmes County Map Office
7/14/2023