

Description 89.305 acre parcel

Being part of the southwest quarter of Fractional Section 11, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as all of the lands conveyed to Jonas U. Burkholder and Effie Burkholder in Deed vol. 271 page 231, PN 2600072000 and PN 2600073000.

Described as follows:

Beginning at a 3/4 inch rod found marking the southeast corner of the southwest quarter of Fractional Section 11 the TRUE POINT OF BEGINNING.

thence with the following THIRTY-TWO (32) COURSES:

- 1) N 88 degrees 08' 39" W 1574.60 feet along the section line to a point;
- 2) N 03 degrees 57' 13" E 50.89 feet along State of Ohio's (D.V. 248 page 824) east line to a 5/8 inch rebar found;
- 3) N 07 degrees 21' 24" W 101.98 feet along said State of Ohio's east line to a 5/8 inch rebar found;
- 4) N 86 degrees 02' 48" W 40.80 feet along said State of Ohio's north line to a point in the center of S.R. 515;
- 5) N 04 degrees 15' 35" E 535.21 feet along the centerline of S.R. 515 to a point, witnessed by an iron pin set N 85 degrees 44' 35" E 28.30 feet;
- 6) N 85 degrees 44' 35" E 249.23 feet along Trustees of Walnut Creek Township's (D.V. 182 page 494) south line and partly along T.R. 406 to a R.R. spike found, witnessed by an iron pin set N 17 degrees 41' 14" W 35.65 feet;
- 7) N 17 degrees 41' 14" W 165.24 feet along said Trustees of Walnut Creek Township's east line to a 5/8 inch rebar found;
- 8) N 48 degrees 25' 35" E 335.48 feet along Joseph M. Miller and Rebekah D. Miller's (O.R. 290 page 1013) south line to a 5/8 inch rebar found;
- 9) N 02 degrees 35' 03" E 660.00 feet along said Miller's east line to a point, witnessed by a 5/8 inch rebar found S 82 degrees 18' 05" W 28.36 feet;
- 10) S 82 degrees 18' 05" W 447.25 feet along said Miller's north line and along Matthew D. Miller and Marilyn D. Miller's (O.R. 276 page 1472) north line to a 5/8 inch rebar found;
- 11) N 01 degree 24' 38" E 1079.23 feet along Mark D. Miller and Ruth Miller's (O.R. 284 page 1137) east line to a 5/8 inch rebar found on the section line;
- 12) S 88 degrees 48' 00" E 1576.28 feet along the section line to a 5/8 inch rebar found marking the northeast corner of the southwest quarter of Fractional Section 11;
- 13) S 01 degree 06' 47" W 1580.31 feet along the quarter section line to a 5/8 inch rebar found;
- 14) N 88 degrees 53' 13" W 165.00 feet along Aden E. Burkholder and Ina D. Burkholder's (O.R. 168 page 2765) north line to an iron pin set;
- 15) S 01 degree 06' 47" W 288.00 feet along said Burkholder's (O.R. 168 page 2765) and Aden E. Burkholder and Ina O. Burkholder's (O.R. 75 page 479) west line to an iron pin set in T.R. 406;
- 16) S 29 degrees 03' 29" E 26.25 feet along said Burkholder's (O.R. 168 page 2765) west line to a point in the center of T.R. 406;
- 17) S 81 degrees 02' 06" W 53.24 feet along the centerline of T.R. 406 to a R.R. spike found;
- 18) S 82 degrees 05' 25" W 208.05 feet along the centerline of T.R. 406 to a point, witnessed by a 5/8 inch rebar found N 08 degrees 00' 28" W 16.47 feet;
- 19) N 08 degrees 00' 28" W 91.83 feet along Eddie E. Burkholder and Teresa Burkholder's (O.R. 272 page 5691) east line to a 5/8 inch rebar found;

- 20) N 29 degrees 13' 36" W 100.34 feet along said Burkholder's east line to a 5/8 inch rebar found;
- 21) S 66 degrees 57' 45" W 355.03 feet along said Burkholder's north line to a 5/8 inch rebar found;
- 22) S 74 degrees 47' 49" W 88.42 feet along said Burkholder's north line to an iron pin set;
- 23) S 07 degrees 19' 54" E 112.43 feet along said Burkholder's west line to a point in the center of T.R. 406, witnessed by a 5/8 inch rebar found N 07 degrees 19' 54" W 38.00 feet;
- 24) N 74 degrees 16' 37" E 195.27 feet along the centerline of T.R. 406 to a R.R. spike found;
- 25) N 81 degrees 05' 35" E 255.40 feet along said Burkholder's south line to a point;
- 26) N 82 degrees 05' 25" E 19.38 feet along the centerline of T.R. 406 to a point;
- 27) N 82 degrees 05' 25" E 208.05 feet along the centerline of T.R. 406 to a R.R. spike found;
- 28) N 81 degrees 02' 06" E 53.24 feet along the centerline of T.R. 406 to a point;
- 29) S 29 degrees 03' 29" E 15.44 feet along said Burkholder's (O.R. 168 page 2765) west line to a 5/8 inch rebar found;
- 30) S 25 degrees 21' 38" E 295.41 feet along said Burkholder's west line to an iron pin set;
- 31) S 88 degrees 47' 13" E 12.36 feet along said Burkholder's south line to a 5/8 inch rebar found on the quarter section line;
- 32) S 01 degree 06' 47" W 615.00 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 89.305 acres, but subject to all highways and easements of record.

This parcel is granted the use of an existing 26 foot easement recorded in Plat vol. 18 page 838.

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 5530 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
February 14, 2025


Donald C. Baker P.S. 6938



Parcel Number: 2600072006

FILE DESCRIPTION
Holmes County Map Office
4/16/2025