

Description 40.380 acre parcel

Being part of the southeast and southwest quarters of Section 20, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as lands conveyed to Walnut Hills Retirement Communities, Inc. in Official Record Vol. 224 page 601, PN 2600107003, PN 2600107004, PN 2600900000 and PN 2601455001.

Described as follows:

Beginning at a 5/8 inch rebar found marking the northwest corner of the southeast quarter of Section 20 the TRUE POINT OF BEGINNING.

thence with the following FIFTEEN (15) COURSES:

- 1) S 88 degrees 33' 21" E 1102.36 feet along the quarter section line to a 5/8 inch rebar found;
- 2) S 01 degree 23' 37" W 94.44 feet along Jesse L. Mast and Jennifer R. Mast's (O.R. 253 page 1051) west line to a 5/8 inch rebar found;
- 3) S 62 degrees 07' 39" W 429.00 feet along said Mast's west line to a 5/8 inch rebar found;
- 4) S 40 degrees 27' 00" E 561.00 feet along said Mast's west line to a stone found;
- 5) S 01 degree 23' 37" W 686.35 feet along said Mast's west line to a 5/8 inch rebar found in the center of Twp. Rd. 421, witnessed by an iron pin set N 01 degree 23' 37" E 24.50 feet;
- 6) S 72 degrees 20' 59" W 321.92 feet along the centerline of Twp. Rd. 421 to a R.R. spike set;
- 7) S 58 degrees 58' 54" W 529.66 feet along the centerline of Twp. Rd. 421 to a point, witnessed by a 5/8 inch rebar found N 25 degrees 32' 41" W 30.00 feet;
- 8) N 25 degrees 32' 41" W 401.48 feet along Wyman E. Wengerd, Co-Trustee and Esther Wengerd, Co-Trustee's (O.R. 168 page 2814) east line to a 5/8 inch rebar found;
- 9) S 70 degrees 33' 57" W 162.10 feet along said Wengerd's north line to a 5/8 inch rebar found;
- 10) S 59 degrees 48' 59" W 9.09 feet along said Wengerd's north line to an iron pin set on the quarter section line;
- 11) N 26 degrees 51' 25" W 766.53 feet (passing into the southwest quarter of Section 20) through the lands of said Walnut Hills Retirement Communities, Inc. to an iron pin set;
- 12) N 24 degrees 39' 25" E 54.37 feet through the lands of said Walnut Hills Retirement Communities, Inc. to an iron pin set;

- 13) N 56 degrees 11' 39" E 56.45 feet through the lands of said Walnut Hills Retirement Communities, Inc. to an iron pin set;
- 14) N 82 degrees 17' 58" E 293.68 feet through the lands of said Walnut Hills Retirement Communities, Inc. to an iron pin set on the quarter section line, witnessed by an iron pin set S 82 degrees 17' 58" W 65.75 feet;
- 15) N 01 degree 01' 15" E 698.72 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 40.380 acres, but subject to all highways and easements of record. Containing 3.565 acres in the southwest quarter and 36.815 acres in the southeast quarter of Section 20.

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 5745 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
November 18, 2025


Donald C. Baker P.S. 6938



Parcel Number: 2600107006

FILE DESCRIPTION

Holmes County Map Office

1/20/2026