

Description 11.442 acre parcel

Being part of the southeast quarter of Fractional Section 23, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Jonas E. Burkholder and Fannie Mae Burkholder in Deed vol. 254 page 717, PN 2600167003.

Described as follows:

Commencing at a 5/8 inch rebar found on the Clark Township line and in T.R. 157 marking the southeast corner of the southeast quarter of Fractional Section 23, thence N 89 degrees 02' 44" W 1106.08 feet along the Clark Township line and along the section line and along T.R. 157 to a point, thence N 01 degree 16' 43" E 972.49 feet along Myron A. Miller and Fannie Miller's (O.R. 180 page 2795) west line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following ELEVEN (11) COURSES:

- 1) N 01 degree 16' 43" E 499.70 feet along Joseph H. Bowman and Miriam L. Bowman's (O.R. 250 page 6332) east line to a 5/8 inch rebar found;
- 2) S 62 degrees 16' 48" W 627.00 feet along said Bowman's north line and along Mervin D. Shetler and Saloma Shetler's (D.V. 254 page 421) north line to a 5/8 inch rebar found;
- 3) N 14 degrees 32' 28" W 640.49 feet along said Shetler's east line and partly along T.R. 402 to a 5/8 inch rebar found in T.R. 371;
- 4) N 63 degrees 26' 22" E 88.77 feet along the centerline of T.R. 371 to a 5/8 inch rebar found;
- 5) N 64 degrees 21' 35" E 469.00 feet along the centerline of T.R. 371 to a P.K. nail set;
- 6) N 44 degrees 08' 13" E 44.38 feet along the centerline of T.R. 371 to a P.K. nail set;
- 7) N 18 degrees 40' 20" E 24.61 feet along the centerline of T.R. 371 to a point, witnessed by an iron pin set S 27 degrees 06' 48" E 31.66 feet;
- 8) S 27 degrees 06' 48" E 408.95 feet through the lands of said Burkholder to an iron pin set;
- 9) S 17 degrees 25' 47" E 639.65 feet through the lands of said Burkholder to a 5/8 inch rebar found;
- 10) S 08 degrees 50' 34" E 74.00 feet along Duane D. Schlabach, Marilyn D. Schlabach, and Robert D. Schlabach's (O.R. 292 page 246) west line to a 5/8 inch rebar found;
- 11) S 70 degrees 51' 56" W 238.85 feet along said Miller's north line to the TRUE POINT OF BEGINNING.

This parcel contains 11.442 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 5567 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
May 12, 2025



Donald C. Baker

P.S. 6938



PPN: 2600167019

FILE DESCRIPTION

Holmes County Map Office

6/5/2025