

### Description 4.084 acre parcel

Being part of the northeast 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 01 degree 21' 21" E 1494.08 feet along the section line to a 5/8 inch rebar found, thence N 87 degrees 08' 08" W 528.89 feet along Jonathan L. Miller and Rose Mary Miller's (O.R. 286 page 1965) south line to a 5/8 inch rebar found, thence N 00 degrees 49' 34" E 771.84 feet along said Miller's west line to a 5/8 inch rebar found, thence N 21 degrees 37' 35" W 1402.19 feet (passing into the northeast quarter of Fractional Section 23) along said Miller's west line to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 85 degrees 08' 14" W 20.33 feet.

thence with the following NINE (9) COURSES:

- 1) S 85 degrees 08' 14" W 426.06 feet through the lands of said Burkholder to a 5/8 inch rebar found;
- 2) N 58 degrees 38' 34" W 118.94 feet along Duane D. Schlabach and Marilyn D. Schlabach's (O.R. 122 page 80) east line to a 5/8 inch rebar found;
- 3) N 10 degrees 26' 13" W 246.99 feet along said Schlabach's east line and along Monroe Yoder, Jr. aka Monroe M. Yoder Jr. and Ruby R. Yoder's (O.R. 39 page 90) east line to a 5/8 inch rebar found;
- 4) N 00 degrees 55' 30" W 147.53 feet along said Yoder's east line to a 5/8 inch rebar found;
- 5) N 87 degrees 25' 43" E 68.03 feet along Monroe M. Yoder, Jr. and Ruby R. Yoder's (O.R. 39 page 87) south line to a 5/8 inch rebar found;
- 6) S 87 degrees 41' 12" E 150.00 feet along Alex Miller's (O.R. 290 page 236) south line to a 5/8 inch rebar found;
- 7) S 03 degrees 38' 13" W 121.50 feet along said Jonathan L. Miller and Rose Mary Miller's west line to a stone found;
- 8) S 89 degrees 54' 45" E 247.50 feet along said Miller's south line to a 5/8 inch rebar found;
- 9) S 21 degrees 37' 35" E 313.63 feet along said Miller's west line to the TRUE POINT OF BEGINNING.

This parcel contains 4.084 acres, but subject to all highways and easements of record. To go to adjoiner.

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 5586 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: 2600167021

**FILE DESCRIPTION**

Holmes County Map Office

6/30/2025