

Description 26.055 acre parcel

Being part of the northeast and southeast quarters 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 Duane D. Schlabach, Marilyn D. Schlabach and Robert D. Schlabach's (O.R. 292 page 246) north line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FOURTEEN (14) COURSES:

- 1) S 00 degrees 07' 52" E 413.11 feet along said Schlabach's west line to an iron pin set;
- 2) N 84 degrees 41' 42" W 379.64 feet along said Schlabach's north line to a 5/8 inch rebar found on Joseph H. Bowman and Miriam L. Bowman's (O.R. 292 page 2850) east line;
- 3) N 17 degrees 25' 47" W 639.65 feet along said Bowman's east line to a 5/8 inch rebar found;
- 4) N 27 degrees 06' 48" W 408.95 feet along said Bowman's east line to a point in T.R. 371, witnessed by a 5/8 inch rebar found S 27 degrees 06' 48" E 31.66 feet;
- 5) N 09 degrees 52' 32" E 37.53 feet along the centerline of T.R. 371 to a mag nail set;
- 6) N 14 degrees 00' 12" W 64.72 feet along the centerline of T.R. 371 to a mag nail set;
- 7) N 22 degrees 39' 50" W 426.16 feet along the centerline of T.R. 371 to a 5/8 inch rebar found;
- 8) N 05 degrees 52' 17" W 65.77 feet along the centerline of T.R. 371 to a 5/8 inch rebar found;
- 9) N 27 degrees 35' 32" E 37.39 feet along the centerline of T.R. 371 to a mag nail set;
- 10) N 51 degrees 57' 30" E 49.15 feet (passing into the northeast quarter of Fractional Section 23) along the centerline of T.R. 371 to a mag nail set;
- 11) N 65 degrees 40' 16" E 299.79 feet along the centerline of T.R. 371 to a mag nail set;
- 12) N 61 degrees 56' 53" E 365.96 feet along the centerline of T.R. 371 to a point, witnessed by a 5/8 inch rebar found S 21 degrees 37' 35" E 12.70 feet;

- 13) S 21 degrees 37' 35" E 798.19 feet (passing into the southeast quarter of Fractional Section 23) along Jonathan L. Miller and Rose Mary Miller's (O.R. 286 page 1965) west line to a 5/8 inch rebar found;
- 14) S 00 degrees 49' 34" W 771.84 feet along said Miller's west line to the TRUE POINT OF BEGINNING.

This parcel contains 26.055 acres, but subject to all highways and easements of record. Containing 2.793 acres in the northeast quarter and 23.262 acres in the southeast quarter of section 23.

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 5753 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
December 2, 2025



Donald C. Baker P.S. 6938



PPN: 2600167022

