

Description 16.011 acre parcel

Being a part of the northeast quarter and 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:

Beginning at a 5/8 inch rebar found marking the northeast corner of Lot 2 of the Third Quarter and on the west line of the northeast quarter of Fractional Section 23 the TRUE POINT OF BEGINNING.

thence with the following TWENTY-TWO (22) COURSES:

- 1) N 01 degree 08' 24" E 194.12 feet along the quarter section line to a stone found;
- 2) S 89 degrees 26' 07" E 187.86 feet along Amstutz Family Farm, Ltd.'s (O.R. 241 page 87) south line to a 5/8 inch rebar found;
- 3) S 01 degree 05' 48" W 125.01 feet along Ray R. Troyer and Gladys E. Troyer's (O.R. 263 page 1375) west line to a 5/8 inch rebar found;
- 4) S 89 degrees 26' 07" E 454.02 feet along said Troyer's south line to a 5/8 inch rebar found on Duane D. Schlabach and Marilyn D. Schlabach's (O.R. 122 page 80) west line;
- 5) S 07 degrees 34' 13" E 387.32 feet along said Schlabach's west line to a 5/8 inch rebar found;
- 6) S 05 degrees 18' 00" E 224.78 feet along said Schlabach's west line to a 5/8 inch rebar found;
- 7) S 29 degrees 59' 42" E 213.70 feet (passing into the southeast quarter of Fractional Section 23) along Jonas E. Burkholder and Fannie Mae Burkholder (O.R. 172 page 779) and Atlee M. Miller and Laura E. Miller's (O.R. 30 page 662) west line to a 5/8 inch rebar found;
- 8) S 18 degrees 28' 35" E 341.70 feet along said Miller's west line to a 5/8 inch rebar found;
- 9) S 84 degrees 13' 40" E 283.10 feet along said Miller's (O.R. 172 page 776) south line to a 5/8 inch rebar found;
- 10) S 37 degrees 25' 58" E 165.14 feet along said Miller's west line to a 5/8 inch rebar found;
- 11) N 65 degrees 51' 21" E 52.11 feet along said Miller's south line to a 5/8 inch rebar found in the center of T.R. 371;
- 12) S 22 degrees 38' 16" E 24.44 feet along the centerline of T.R. 371 to a point;
- 13) S 14 degrees 00' 12" E 64.72 feet along the centerline of T.R. 371 to a point;
- 14) S 09 degrees 52' 32" W 37.53 feet along the centerline of T.R. 371 to a point;
- 15) S 18 degrees 40' 20" W 24.61 feet along the centerline of T.R. 371 to a point;
- 16) S 44 degrees 08' 14" W 44.38 feet along the centerline of T.R. 371 to a point;
- 17) S 64 degrees 21' 35" W 389.30 feet along the centerline of T.R. 371 to a point, witnessed by an iron pin set N 42 degrees 10' 02" W 20.85 feet;
- 18) N 42 degrees 10' 02" W 115.27 feet through the lands of said Burkholder (D.V. 254 page 717) to an iron pin set;
- 19) N 27 degrees 15' 02" W 381.89 feet through the lands of said Burkholder to an iron pin set;
- 20) N 27 degrees 05' 05" W 474.98 feet (passing into the northeast quarter of Fractional Section 23) through the lands of said Burkholder to an iron pin set;
- 21) N 42 degrees 51' 44" W 685.86 feet through the lands of said Burkholder to an iron pin set;

22) N 15 degrees 56' 35" W 195.36 feet through the lands of said Burkholder to the TRUE POINT OF BEGINNING.

This parcel contains 16.011 acres, but subject to all highways and easements of record. Containing 9.304 acres in the northeast quarter and 6.707 acres in the southeast quarter of Fractional Section 23.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5816 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
February 19, 2026

Donald C. Baker P.S. 6938



Parcel Number: 2600167024

**FILE DESCRIPTION**  
Holmes County Map Office  
4/27/2026

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