

Description 16.951 acre parcel

Being a part of the northeast quarter and southeast quarter of Fractional Section 23 and part of Lot 2 of the Third Quarter, 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 2600168000 and PN 2600167003.

Described as follows:

Beginning at a 5/8 inch rebar found marking the northeast corner of Lot 2 of the Third Quarter the TRUE POINT OF BEGINNING.

thence with the following THIRTEEN (13) COURSES:

- 1) S 15 degrees 56' 35" E 195.36 feet (passing into the northeast quarter of Fractional Section 23) through the lands of said Burkholder to an iron pin set;
- 2) S 42 degrees 51' 44" E 685.86 feet through the lands of said Burkholder to an iron pin set;
- 3) S 27 degrees 05' 05" E 474.98 feet (passing into the southeast quarter of Fractional Section 23) through the lands of said Burkholder to an iron pin set;
- 4) S 27 degrees 15' 02" E 381.89 feet through the lands of said Burkholder to an iron pin set;
- 5) S 42 degrees 10' 02" E 115.27 feet through the lands of said Burkholder to a point in the center of T.R.371, witnessed by an iron pin set N 42 degrees 10' 02" W 20.85 feet;
- 6) S 64 degrees 21' 35" W 79.70 feet along the centerline of T.R. 371 to a point, witnessed by a 5/8 inch rebar found N 27 degrees 15' 02" W 30.00 feet;
- 7) N 27 degrees 15' 02" W 500.85 feet along Lavern M. Miller and Julianna P. Miller's (O.R. 295 page 2429) east line to a 5/8 inch rebar found;
- 8) S 74 degrees 04' 18" W 75.35 feet along said Miller's north line to a 5/8 inch rebar found;
- 9) S 82 degrees 12' 53" W 643.54 feet along said Miller's (O.R. 289 page 5323) north line to a 5/8 inch rebar found on the quarter section line;
- 10) N 01 degree 02' 43" E 823.20 feet along the quarter section line to a 5/8 inch rebar found;
- 11) S 85 degrees 48' 01" W 537.03 feet (passing into Lot 2 of the Third Quarter) along Marty L. Shetler and Lori E. Shetler's (O.R. 262 page 530) north line to a 5/8 inch rebar found on Daniel Yoder and Barbara Ann Yoder's (O.R. 190 page 3085) east line;

12) N 01 degree 04' 05" E 461.34 feet along said Yoder's east line to a 5/8 inch rebar found on the lot line;

13) S 88 degrees 58' 54" E 534.60 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 16.951 acres, but subject to all highways and easements of record. Containing 3.646 acres in the northeast quarter and 7.942 acres in the southeast quarter of Fractional Section 23 and 5.363 acres in Lot 2.

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: 2600168001

FILE DESCRIPTION

Holmes County Map Office

4/28/2026