

Description 1.575 acre parcel

Being part of the northwest quarter of Section 19, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Homespun Treasures of Walnut Creek, LLC in O.R. 280 page 2994, PN 2600442000.

Described as follows:

Commencing at a stone found marking the northeast corner of the northwest quarter of Section 19, thence N 88 degrees 44' 10" W 949.92 feet along the section line to a point; thence S 00 degrees 29' 26" W 462.36 feet along Mast Holding Company Limited's (Deed Volume 269 page 589) west line to a 5/8 inch rebar found, thence N 73 degrees 21' 48" W 120.31 feet along said Mast Holding Company Limited's west line to a 5/8 inch rebar found, thence S 00 degrees 56' 52" W 300.65 feet along said Mast Holding Company Limited's west line to the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 00 degrees 56' 52" W 172.83 feet along said Mast Holding Company Limited's west line to an iron pin set;
- 2) S 81 degrees 34' 40" W 293.76 feet through the lands of said Homespun Treasures of Walnut Creek, LLC to a point in T.R. 405, witnessed by an iron pin set N 81 degrees 34' 40" E 41.20 feet;
- 3) N 00 degrees 56' 52" E 300.68 feet along Clyde W. Yoder and Esta W. Yoder's (O.R. 279 page 233) east line and along Leroy A. Erb and Kristina R. Erb's (O.R. 273 page 5539) east line and along T.R. 405 to a point, witnessed by an iron pin found S 73 degrees 37' 04" E 38.66 feet;
- 4) S 73 degrees 37' 04" E 300.69 feet partly along David L. Yoder and Krystal A. Yoder's (O.R. 287 page 2390) south line and along said Homespun Treasures of Walnut Creek, LLC's (PN 2600112001) south line to the TRUE POINT OF BEGINNING.

This parcel contains 1.575 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 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 5671 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
September 10, 2025


Donald C. Baker P.S. 6938



PPN: 2600442001

FILE DESCRIPTION

Holmes County Map Office
10/20/2025