

Description – Lot 1

Being Lot 1 of Walnut Creek Township Subdivision No. 10 recorded in Plat Book
19 Page 5683 of the Holmes County Plat Records.

Lot 1 contains 4.879 acres, but is subject to all highways and easements of record.

Walnut Creek Township Subdivision No. 10 is situated in the southeast quarter of Fractional Section 13, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio.

Note: Lot 1 is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

Note: Lot 1 has access by a 50 foot common access easement for the purpose of ingress, egress, and general utilities, and further described as follows:

Being part of the southeast quarter of Fractional Section 13, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Esther Schrock, Trustee in Official Record vol. 63 page 508 PN 2600762001.

Commencing at a 5/8 inch rebar found marking the southwest corner of the southeast quarter of Fractional Section 13, thence N 01 degree 58' 55" E 861.80 feet along the quarter section line and along T.R.401 to a point the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) courses along the centerline of a 50 foot common access easement:

- 1) N 77 degrees 45' 51" E 600.51 feet to a point;
- 2) N 54 degrees 11' 40" E 114.32 feet to a point;
- 3) N 80 degrees 45' 49" E 254.38 feet to a point;
- 4) N 23 degrees 43' 26" E 278. 91 feet to a point and THERE ENDS.

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.

This survey made and description prepared by Donald C. Baker, P.S. 6938.
June 9, 2025


Donald C. Baker P.S. 6938



Parcel Number: 2600762003

FILE DESCRIPTION
Holmes County Map Office
10/28/2025