

Description 2.326 acre parcel

Being a part of the southwest quarter of Section 20 and the northwest quarter of Section 21, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Miriam E. Wengerd, Trustee in Official Record vol. 293 page 6887, PN 2600994000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northeast corner of the northwest quarter of Section 21, thence N 89 degrees 21' 41" W 60.29 feet along the section line to a point, thence S 51 degrees 42' 36" W 571.09 feet along Paul U. Burkholder and Amanda Burkholder's (D.V. 212 page 578 and O.R. 185 page 3447) west line to a point in a creek the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 40 degrees 26' 27" W 23.33 feet.

thence with the following SIX (6) COURSES:

- 1) S 51 degrees 42' 36" W 307.84 feet along said Burkholder's west line and along a creek to a point, witnessed by a 1/2 inch pipe found N 40 degrees 26' 27" W 26.30 feet;
- 2) N 40 degrees 26' 27" W 283.61 feet along Walnut Valley Storage, Ltd. (O.R. 293 page 7446) and TOV Environs, LLC's (O.R. 293 page 7443) east line to a 5/8 inch rebar found;
- 3) N 51 degrees 54' 44" E 226.64 feet along TOV Environs, LLC's (O.R. 263 page 1156) south line to a 5/8 inch rebar found;
- 4) N 34 degrees 39' 25" W 200.50 feet along said TOV Environs, LLC's east line to a R.R. spike found in T.R. 421, witnessed by an iron pin set S 34 degrees 39' 25" E 18.34 feet;
- 5) N 51 degrees 29' 01" E 61.00 feet (passing into the southwest quarter of Section 20) along the centerline of T.R. 421 to a point, witnessed by an iron pin set S 40 degrees 26' 27" E 21.52 feet;
- 6) S 40 degrees 26' 27" E 483.29 feet through the lands of said Wengerd to the TRUE POINT OF BEGINNING.

This parcel contains 2.326 acres, but subject to all highways and easements of record. Containing 0.001 acres in the southwest quarter of Section 20 and 2.325 acres in the northwest quarter of Section 21.

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 _____ 5785 _____ for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
February 16, 2026



Donald C. Baker P.S. 6938



Parcel Number: 2600994006

FILE DESCRIPTION
Holmes County Map Office
3/17/2026

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