

Description 2.006 acre parcel

Being part of the southeast and southwest quarters of Fractional Section 12, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Atlee U. Burkholder and Elsie Burkholder in Deed vol. 257 page 825 and Deed vol. 264 page 278, PN 2601027000 and PN 2600496001.

Described as follows:

Commencing at a stone found marking the southeast corner of the southwest quarter of Fractional Section 12, thence N 01 degree 01' 12" E 1717.78 feet along the quarter section line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following NINE (9) COURSES:

- 1) N 88 degrees 58' 24" W 54.25 feet along Bellway Properties, LLC's (O.R. 281 page 1586) north line to a 5/8 inch rebar found;
- 2) S 11 degrees 19' 07" W 217.30 feet along said Bellway Properties, LLC's west line to a point in the center of T.R. 406, witnessed by a 5/8 inch rebar found N 11 degrees 19' 07" E 17.27 feet;
- 3) N 66 degrees 21' 53" W 261.55 partly along Timothy W. Hochstetler's (O.R. 247 page 3284) north line and along Marlin J. Miller and Judy Ann Miller's (O.R. 249 page 6625) north line and along T.R. 406 to a point in T.R. 405, witnessed by an iron pin set N 36 degrees 48' 10" E 48.26 feet;
- 4) N 00 degrees 40' 58" W 113.31 feet along T.R 405 to a point on Daniel A. Miller and Susan M. Miller's (O.R. 172 page 2811) south line, witnessed by an iron pin set S 88 degrees 58' 24" E 10.78 feet;
- 5) S 88 degrees 58' 24" E 73.96 feet along said Miller's south line to 5/8 inch rebar found;
- 6) N 01 degree 01' 36" E 101.56 feet along said Miller's east line to a 5/8 inch rebar found;
- 7) S 88 degrees 58' 24" E 428.94 feet along said Miller's south line to a 5/8 inch rebar found;
- 8) S 01 degree 01' 36" W 101.56 feet along said Hochstetler's west line to a 5/8 inch rebar found;
- 9) N 88 degrees 58' 24" W 165.00 feet along said Hochstetler's north line to the TRUE POINT OF BEGINNING.

This parcel contains 2.006 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 5658 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
August 27, 2025



Donald C. Baker

P.S. 6938



PPN: 2601027001

FILE DESCRIPTION

Holmes County Map Office
10/3/2025