

Description 4.590 acre parcel

Being part of Lot 1, First Quarter, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as all of the lands conveyed to Joseph M. Bowman and Esther O. Bowman in Official Record vol. 212 page 2906, PN 2601414000.

Described as follows:

Commencing at a stone found on the Paint Township line marking the northwest corner of Lot 1, thence S 80 degrees 01' 30" E 14.25 feet along the Paint Township line and along the lot line to a stone found, thence S 88 degrees 32' 19" E 910.91 feet along the Paint Township line and along the lot line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES:

- 1) S 88 degrees 32' 19" E 431.66 feet along the Paint Township line and along the lot line to a 5/8 inch rebar found;
- 2) S 02 degrees 37' 36" E 88.91 feet along John M. Troyer and Caitlin E. Miller's (O.R. 274 page 7076) west line to a 5/8 inch rebar found;
- 3) S 43 degrees 45' 48" E 49.32 feet along said Troyer and Miller's west line to a 5/8 inch rebar found;
- 4) S 14 degrees 20' 09" E 188.48 feet along said Troyer and Miller's west line to a 5/8 inch rebar found;
- 5) S 11 degrees 20' 00" E 128.14 feet along said Troyer and Miller's west line to a 5/8 inch rebar found;
- 6) S 77 degrees 03' 16" W 385.01 feet along Leon A. Miller and Laura P. Miller's (O.R. 278 page 544) north line and along John Hochstetler, Jr.'s (O.R. 9 page 457) north line to a 5/8 inch rebar found;
- 7) N 17 degrees 25' 32" W 555.44 feet along Robert D. Gingerich and Patricia A. Gingerich's (O.R. 215 page 2563) east line and along Zachary K. Gingerich's (O.R. 216 page 1255) east line to the TRUE POINT OF BEGINNING.

This parcel contains 4.590 acres, but subject to all highways and easements of record.

This parcel has access by an existing 50 foot easement recorded in Plat vol. 12 page 826 and an existing 30 foot easement recorded in Plat vol. 12 page 489.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5549 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
May 1, 2025

  
Donald C. Baker P.S. 6938



Parcel Number: 2601414004