

Description 0.802 acre parcel

Being part of the southeast 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 4220 TR 162, LLC in Official Record vol. 274 page 4570, PN 2601436002.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of the southeast quarter of Section 21, thence N 88 degrees 25' 12" W 947.14 feet along the section line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.


thence with the following FOUR (4) COURSES:

- 1) N 88 degrees 25' 12" W 94.29 feet along the section line to a point in the center of S.R. 39, witnessed by a 5/8 inch rebar found S 88 degrees 25' 12" E 42.16 feet;
- 2) N 31 degrees 00' 26" W 360.81 feet along the centerline of S.R. 39 to a point, witnessed by a 5/8 inch rebar found N 58 degrees 29' 30" E 28.90 feet;
- 3) N 58 degrees 29' 30" E 99.97 feet along 39 Holdings, LLC's (O.R. 265 page 1158) south line to a 5/8 inch rebar found;
- 4) S 28 degrees 09' 31" E 412.98 feet along J. Mark Miller, Co-Trustee and Martha R. Miller, Co-Trustee's (O.R. 288 page 4780) west line to the TRUE POINT OF BEGINNING.

This parcel contains 0.802 acres, but subject to all highways and easements of record. To go to adjoiner.

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 5569 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
November 18, 2024


Donald C. Baker P.S. 6938



Parcel Number: 2601436007

FILE DESCRIPTION
Holmes County Map Office
6/11/2025