

Description 5.184 acre parcel

Being part of Lots 17 and 22 of the Third Quarter, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed to Barry Walton and Deborah J. Walton in Official Record vol. 76 page 462, PN 0600799001.

Described as follows:

Beginning at a 5/8 inch rebar found in T.R. 307 marking the southwest corner of Lot 17 the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES:

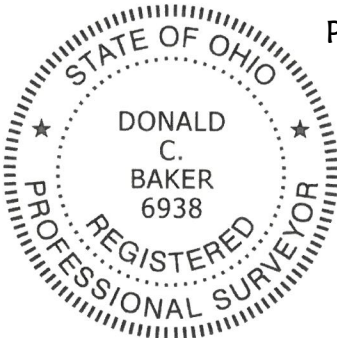
- 1) N 01 degree 57' 37" E 528.00 feet along the lot line and partly along T.R. 307 to a 5/8 inch rebar found;
- 2) S 88 degrees 01' 10" E 364.63 feet along TWT Holdings, LLC's (O.R. 280 page 2916) south line to a 5/8 inch rebar found;
- 3) S 01 degrees 56' 55" W 619.12 feet (passing into Lot 22) along the west line of Lot 1 of Hardy Township Subdivision No. 6 (P. 19 page 4875) and along Cory A. Braun's (O.R. 283 page 7327) west line to an iron pin set;
- 4) N 88 degree 01' 20" W 364.82 feet through the lands of said Walton to an iron pin set on the lot line and in T.R. 307;
- 5) N 02 degrees 00' 06" E 91.14 feet along the lot line and along T.R. 307 to the TRUE POINT OF BEGINNING.

This parcel contains 5.184 acres, but subject to all highways and easements of record. Containing 4.421 acres in Lot 17 and 0.763 acres in Lot 22.
To go to adjoiner.

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 5933 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
April 15, 2026

Donald C. Baker P.S. 6938



PPN: 0600799006