

Description 15.880 acre parcel

Being part of the southeast quarter of Fractional Section 23, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to David A. Wengerd, Successor Co-Trustee and David R. Graber, Successor Co-Trustee in Official Record vol. 290 page 4660, PN 2600167000.

Described as follows:

Beginning at a 5/8 inch rebar found on the Clark Township line and in T.R. 157 marking the southeast corner of the southeast quarter of Fractional Section 23 the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 01 degree 21' 21" E 45.62 feet.

thence with the following FOURTEEN (14) COURSES:

- 1) N 89 degrees 02' 44" W 50.00 feet along the Clark Township line and along the section line and along T.R. 157 to a point, witnessed by an iron pin set N 01 degree 21' 21" E 21.90 feet;
- 2) N 01 degree 21' 21" E 587.08 feet through the lands of said Wengerd and Graber to an iron pin set;
- 3) N 89 degrees 02' 44" W 482.14 feet through the lands of said Wengerd and Graber to an iron pin set;
- 4) S 01 degree 21' 21" W 587.08 feet through the lands of said Wengerd and Graber to a point on the Clark Township line and on the section line and in T.R. 157, witnessed by an iron pin set N 01 degree 21' 21" E 11.15 feet;
- 5) N 89 degrees 02' 44" W 50.00 feet along the Clark Township line and along the section line and along T.R. 157 to a point, witnessed by an iron pin set N 01 degree 21' 21" E 12.13 feet;
- 6) N 01 degree 21' 21" E 587.08 feet through the lands of said Wengerd and Graber to an iron pin set;
- 7) N 89 degrees 02' 44" W 115.97 feet through the lands of said Wengerd and Graber to an iron pin set on Myron A. Miller and Fannie J. Miller's (O.R. 211 page 2222) north line;
- 8) N 24 degrees 14' 14" W 429.26 feet along said Miller's north line to a 5/8 inch rebar found;
- 9) N 01 degree 17' 08" E 79.01 feet along Myron A. Miller and Fannie Miller's (O.R. 180 page 2795) east line to a 5/8 inch rebar found;
- 10) N 08 degrees 50' 34" W 74.00 feet along Jonas E. Burkholder and Fannie Mae Burkholder's (D.V. 254 page 717) east line to a 5/8 inch rebar found;
- 11) S 84 degrees 41' 42" E 379.64 feet along said Burkholder's south line to an iron pin set;

- 12) N 00 degrees 07' 52" W 413.11 feet along said Burkholder's east line to a 5/8 inch rebar found;
- 13) S 87 degrees 08' 08" E 528.89 feet along Jonathan L. Miller and Rose Mary Miller's (O.R. 286 page 1965) south line to a 5/8 inch rebar found on the section line;
- 14) S 01 degree 21' 21" W 1494.08 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 15.880 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 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 5535 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
March 11, 2025


Donald C. Baker P.S. 6938



PPN: 2600167015

FILE DESCRIPTION
Holmes County Map Office
4/22/2025