

Description 3.048 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:

Commencing 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, thence 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 the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 01 degree 21' 21" E 21.90 feet.

thence with the following FOUR (4) COURSES:

- 1) N 89 degrees 02' 44" W 226.16 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 16.24 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) S 89 degrees 02' 44" E 226.16 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 the TRUE POINT OF BEGINNING.

This parcel contains 3.048 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: 2600167018