

Description 10.744 acre parcel

Being a part the southeast quarter of Fractional Section 13, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as lands conveyed to Jason Beachy in Official Record vol. 239 page 2138, PN 2601427000.

Described as follows:

Commencing at a 5/8 inch rebar found at the intersection of T.R. 366 and T.R. 401 marking the northwest corner of the southeast quarter of Fractional Section 13, thence S 01 degree 58' 54" W 842.50 feet along the quarter section line and partly along T.R. 401 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 87 degrees 43' 25" E 31.14 feet.

thence with the following ELEVEN (11) COURSES:

- 1) S 87 degrees 43' 25" E 225.00 feet along Thomas Beachy, Trustee's (O.R. 293 page 6674, PN 2601427001) south line to an iron pin set;
- 2) N 01 degree 58' 54" E 100.00 feet along said Thomas Beachy, Trustee's east line to an iron pin set on Melvin D. Miller and Sara Ann Miller's (O.R. 277 page 724) south line;
- 3) S 87 degrees 43' 25" E 1331.86 feet along said Miller's south line to an iron pin set on said Thomas Beachy, Trustee's (PN 2601378001) west line;
- 4) S 01 degree 28' 33" W 131.99 feet along said Thomas Beachy, Trustee's west line to a 5/8 inch rebar found;
- 5) S 80 degrees 20' 11" W 208.25 feet along said Thomas Beachy, Trustee's (PN 2601427003) north line to a 5/8 inch rebar found;
- 6) S 82 degrees 44' 33" W 185.70 feet along said Thomas Beachy, Trustee's (PN 2601427002) north line to a 5/8 inch rebar found;
- 7) S 50 degrees 29' 44" W 183.44 feet along said Thomas Beachy, Trustee's (PN 2601427004) north line to a 5/8 inch rebar found;
- 8) S 76 degrees 42' 36" W 364.14 feet along said Thomas Beachy, Trustee's (PN 2601427002) north line to a 5/8 inch rebar found;
- 9) N 01 degree 31' 42" E 144.48 feet along said Thomas Beachy, Trustee's north line to a 5/8 inch rebar found;
- 10) S 76 degrees 58' 13" W 704.97 feet along said Thomas Beachy, Trustee's north line to a point on the quarter section line and in T.R. 401, witnessed by an iron pin set N 76 degrees 58' 13" E 37.10 feet;

11) N 01 degree 58' 54" E 367.39 feet along the quarter section line and along T.R. 401 to the TRUE POINT OF BEGINNING.

This parcel contains 10.744 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 Surveying LLC".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5769 for survey.

This survey made and description prepared by Donald C. Baker, P.S. 6938

December 22, 2025



Donald C. Baker P.S. 6938



*Parcel Number: 2601427005*

**FILE DESCRIPTION**

Holmes County Map Office

2/19/2026