

Description 0.820 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 1041.43 feet along the section line to a point in the center of S.R. 39, thence N 31 degrees 00' 26" W 360.81 feet along the centerline of S.R. 39 to a point, thence N 30 degrees 57' 43" W 892.99 feet along the centerline of S.R. 39 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 57 degrees 58' 05" E 44.67 feet.

thence with the following FIVE (5) COURSES:

- 1) N 30 degrees 57' 43" W 417.58 feet along the centerline of S.R. 39 to a point, witnessed by an iron pin set N 57 degrees 58' 05" E 35.89 feet;
- 2) N 57 degrees 58' 05" E 85.62 feet through the lands of said 4220 TR 162, LLC to a 5/8 inch rebar found on ENS Holdings, LLC's (O.R. 265 page 5454) west line;
- 3) S 30 degrees 56' 17" E 390.90 feet along The Coblenz Group, LLC's (O.R 279 page 2026) west line to an iron pin set;
- 4) S 34 degrees 55' 51" E 26.71 feet along said The Coblenz Group, LLC's west line to an iron pin set;
- 5) S 57 degrees 58' 05" W 87.31 feet through the lands of said 4220 TR 162, LLC to the TRUE POINT OF BEGINNING.

This parcel contains 0.820 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: 2601436005

FILE DESCRIPTION
Holmes County Map Office
6/11/2025