

Description 0.562 acre parcel

Being part of Outlot 21 in the Village of Walnut Creek, situated in the northeast and southeast quarter of Section 19, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to WC Land Holdings, LLC in Official Record vol. 266 page 347, PN 2600818000 and PN 2601521001.

Described as follows:

Commencing at a stone found marking the southwest corner of the northeast quarter of Section 19, thence S 89 degrees 00' 19" E 1689.03 feet along the quarter section line to a point, thence S 85 degrees 52' 25" E 70.30 feet along the quarter section line to a 3/4 inch pipe found, thence N 88 degrees 56' 29" E 213.06 feet along the quarter section line to a R.R. spike found in the center of T.R. 403 the TRUE POINT OF BEGINNING.

thence with the following EIGHT (8) COURSES:

- 1) N 37 degrees 12' 21" E 81.87 feet along the centerline of T.R. 403 to a mag nail set;
- 2) S 53 degrees 46' 50" E 80.85 feet through the lands of said WC Land Holdings, LLC and along the centerline of P.R. 6000 aka Cove Lane to a mag nail set;
- 3) Along a curve to the left having a delta angle of 01 degree 25' 30", R – 215.24 feet, T – 2.68 feet, Ch. Brg. – S 54 degrees 29' 35" E, Ch. – 5.35 feet through the lands of said WC Land Holdings, LLC and along the centerline of P.R. 6000 aka Cove Lane an arc distance of 5.35 feet to a mag nail set;
- 4) S 05 degrees 19' 19" W 17.61 feet through the lands of said WC Land Holdings, LLC to a drill hole set in concrete on the quarter section line, witnessed by a 5/8 inch rebar found N 88 degrees 26' 02" W 6.03 feet;
- 5) N 88 degrees 26' 02" W 17.50 feet along the quarter section line to an iron pin set;
- 6) S 07 degrees 45' 05" W 200.20 feet along Wallhaus Hotel LLC's (O.R. 282 page 6975) west line to a 5/8 inch rebar found;
- 7) N 88 degrees 35' 13" W 100.05 feet along Adam R. Riehle and Lydia C. Riehle's (O.R. 277 page 1206) north line to a 5/8 inch rebar found;
- 8) N 07 degrees 45' 26" E 200.47 feet along said Riehle's east line to the TRUE POINT OF BEGINNING.

This parcel contains 0.562 acres, but subject to all highways and easements of record. Containing 0.105 acres in Outlot 21 and 0.457 acres in the southeast quarter of Section 19.

This parcel is granted the right to use P.R. 6000 aka Cove Lane, a 25 foot private road.

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 5282 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
March 4, 2024



Donald C. Baker

P.S. 6938



Parcel Number: 2601521004

FILE DESCRIPTION

Holmes County Map Office

5/24/2024

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