

TRACT B
Description 0.007 acre parcel
(Part of T.R. 1051, a 10 foot alley to be vacated)

Situated in the Village of Walnut Creek and being a part of the northwest quarter of Section 20, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio.

Described as follows:

Beginning at a mag nail set marking the southwest corner of Lot 38 of the Village of Walnut Creek the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 88 degrees 26' 52" E 57.50 feet along the south line of Lot 38 and along Dutchman Hospitality Group, Inc.'s (O.R. 233 page 3414) south line to a mag nail set;
- 2) S 02 degrees 03' 33" W 5.00 feet to a mag nail set in the center of said 10 foot alley;
- 3) N 88 degrees 26' 52" W 57.50 feet along the centerline of said 10 foot alley to a mag nail set;
- 4) N 02 degrees 03' 33" E 5.00 feet along The Dutch Corp.'s (D.V. 269 page 35) east line to the TRUE POINT OF BEGINNING.

This parcel contains 0.007 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 Surveying".

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

See Holmes County Plat Book 19, page 5893 for survey.

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

April 24, 2026 Revised: June 25, 2026

Donald C. Baker

P.S. 6938



Parcel Number: 2601539000

FILE DESCRIPTION

Holmes County Map Office

8/11/2026