

Description 21.244 acre parcel

Being a part of the northeast quarter of Section 19 and the northwest quarter of Section 20, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as a part of the lands conveyed to Valleyside Acres, LLC in Official Record vol. 141 page 582 and Official Record vol. 264 page 4281, PN 2600087000, PN 2601362000 and PN 2601360000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northeast corner of the northeast quarter of Section 19, thence S 05 degrees 08' 18" W 1965.51 feet along the section line to a 5/8 inch rebar found on the north line of Walnut Creek Village the TRUE POINT OF BEGINNING.

thence with the following TWENTY-SIX (26) COURSES:

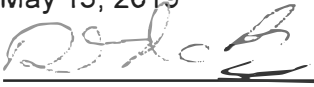
- 1) N 77 degrees 30' 13" W 178.56 feet along the north line of Walnut Creek Village to a 5/8 inch rebar found;
- 2) N 05 degrees 45' 53" E 289.40 feet through the lands of said Valleyside Acres, LLC to an iron pin set;
- 3) N 15 degrees 45' 58" E 386.78 feet through the lands of said Valleyside Acres, LLC to an iron pin set;
- 4) N 03 degrees 17' 59" E 84.17 feet through the lands of said Valleyside Acres, LLC to an iron pin set;
- 5) N 22 degrees 51' 17" W 83.78 feet through the lands of said Valleyside Acres, LLC to an iron pin set;
- 6) N 34 degrees 17' 16" W 220.99 feet through the lands of said Valleyside Acres, LLC to an iron pin set;
- 7) N 45 degrees 46' 10" E 157.73 feet through the lands of said Valleyside Acres, LLC to an iron pin set;
- 8) S 87 degrees 40' 14" E 85.53 feet through the lands of said Valleyside Acres, LLC to an iron pin set;
- 9) S 53 degrees 57' 20" E 92.76 feet through the lands of said Valleyside Acres, LLC to an iron pin set;
- 10) S 32 degrees 07' 34" E 142.51 feet (passing into the northwest quarter of Section 20) through the lands of said Valleyside Acres, LLC to an iron pin set;
- 11) S 25 degrees 26' 03" E 285.37 feet through the lands of said Valleyside Acres, LLC to an iron pin set;
- 12) S 51 degrees 37' 05" E 180.44 feet through the lands of said Valleyside Acres, LLC to an iron pin set;
- 13) S 85 degrees 43' 42" E 189.45 feet through the lands of said Valleyside Acres, LLC to an iron pin set;
- 14) N 01 degrees 55' 58" E 118.26 feet through the lands of said Valleyside Acres, LLC to an iron pin set;
- 15) S 85 degrees 11' 22" E 209.82 feet partly through the lands of said Valleyside Acres, LLC and along Walnut Creek Water Co.'s (O.R. vol. 49 page 846) south line to a 5/8 inch rebar found;
- 16) S 86 degrees 00' 40" E 60.42 feet along said Walnut Creek Water Co.'s south line to a 5/8 inch rebar found;
- 17) N 13 degrees 00' 12" E 254.94 feet along said Walnut Creek Water Co.'s east line to a point in S.R. 515 and on Robert and Adah Yoder's (O.R. vol. 171 page 337) south line, witnessed by a 5/8 inch rebar found S 13 degrees 00' 12" W 50.24 feet;
- 18) S 26 degrees 38' 11" E 139.76 feet along said Yoder's south line and along S.R. 515 to a point;
- 19) S 32 degrees 42' 30" E 144.90 feet along said Yoder's south line and along S.R. 515 to a point;
- 20) S 42 degrees 01' 39" E 21.26 feet along Milo J. and Anna Kathryn Miller's (Deed vol. 188 page 757) west line and along S.R. 515 to a point;
- 21) N 86 degrees 11' 24" W 28.87 feet along Daniel R. and Ruby Troyer's (O.R. vol. 212 page 2453) west line to a 5/8 inch rebar found;
- 22) S 05 degrees 24' 58" W 408.93 feet along said Troyer's west line to a 5/8 inch rebar found;

- 23) N 84 degrees 37' 38" W 217.80 feet along Daniel R. Troyer and Ruby J. Troyer's (O.R. vol. 265 page 7138) north line to a 5/8 inch rebar found;
- 24) S 05 degrees 24' 58" W 400.00 feet along said Troyer's west line to a 5/8 inch rebar found on said north line of Walnut Creek Village;
- 25) N 84 degrees 37' 38" W 780.55 feet along said north line of Walnut Creek Village to a 1 inch pinchtap found on the section line;
- 26) N 05 degrees 08' 18" E 37.88 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 21.244 acres, but subject to all highways and easements of record. Containing 4.262 acres in the northeast quarter of Section 19 and 16.982 acres in the northwest quarter of Section 20.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Bearings from Plat vol. 19 page 1561.

See Holmes County Plat Book 19, page 3834 for survey.
This survey made and description prepared by Donald C. Baker, P.S.
6938. May 13, 2019



Donald C. Baker P.S. 6938



Parcel Number: 2600087003

FILE DESCRIPTION
Holmes County Map Office
8/20/2019

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