

Description 0.459 acre parcel

Being a part of the northeast quarter of Section 1, Walnut Creek Township, T-8 N, R-5 W, Holmes County, Ohio, also known as part of the lands conveyed to Wal-Miller, LLC in Official Record vol. 258 page 2411, PN 2600456013.

Described as follows:

Commencing at a 1/2 inch pipe found marking the northeast corner of the northeast quarter of Section 1, thence N 88 degrees 50' 33" W 903.62 feet along the section line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES:

- 1) S 09 degrees 43' 28" E 240.24 feet along Berlin Mineral Co.'s (Deed vol. 217 page 19) west line to a 5/8 inch rebar found;
- 2) S 67 degrees 22' 30" W 24.02 feet along said Berlin Mineral Co.'s westerly line to a point in the center of S.R. 39;
- 3) Along a curve to the right having a delta angle of 03 degrees 02' 34", R.-1528.49 feet, T-40.60 feet, Ch. Brg.- N 33 degrees 13' 10" W, Ch.-81.17 feet along the centerline of S.R. 39 an arc distance of 81.18 feet to a point;
- 4) N 31 degrees 41' 49" W 212.63 feet along the centerline of S.R. 39 to a point on the section line, witnessed by a 5/8 inch rebar found S 88 degrees 50' 33" E 42.16 feet;
- 5) S 88 degrees 50' 33" E 137.81 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 0.459 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". Bearings from Plat vol. 19 page 714.

See Holmes County Plat Book 19, page 4662 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
July 8, 2021

  
Donald C. Baker P.S. 6938



Parcel Number: 2600456017

