

Description 0.595 acre parcel

Being a part of Outlots 20 & 21 in the Village of Walnut Creek, situated in the northeast and southeast quarters of Section 19, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands conveyed to S&A Capital Holdings, LLC in Official Record vol. 273 page 7402, PN 2601245001.

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 marking the southwest corner of said Outlot 20 the TRUE POINT OF BEGINNING.

thence with the following NINE (9) COURSES:

- 1) N 10 degrees 49' 31" E 88.76 feet along Owen A. Hershberger and Amanda A. Hershberger's (O.R. 249 page 2107) east line and along the west line of Outlot 20 to an iron pin set;
- 2) S 82 degrees 04' 46" E 97.76 feet through the lands of said S&A Capital Holdings, LLC to an iron pin set;
- 3) N 50 degrees 33' 06" E 40.21 feet through the lands of said S&A Capital Holdings, LLC to an iron pin set;
- 4) N 10 degrees 49' 31" E 16.82 feet through the lands of said S&A Capital Holdings, LLC to an iron pin set;
- 5) S 77 degrees 16' 40" E 134.59 feet (passing into Outlot 21) through the lands of said S&A Capital Holdings, LLC to a point in the center of T.R. 403, witnessed by an iron pin set N 77 degrees 16' 40" W 20.93 feet;
- 6) S 45 degrees 29' 03" W 19.64 feet along the centerline of T.R. 403 to a point;
- 7) S 37 degrees 12' 21" W 85.93 feet along the centerline of T.R. 403 to a R.R. spike found on the quarter section line marking the southwest corner of Outlot 21;
- 8) S 35 degrees 15' 24" W 54.09 feet (passing into the southeast quarter of Section 19) along the centerline of T.R. 403 to a point, witnessed by a 5/8 inch rebar found N 77 degrees 31' 18" W 26.00 feet;
- 9) N 77 degrees 31' 18" W 186.20 feet along Trent Goings' (O.R. 270 page 6261) north line to the TRUE POINT OF BEGINNING.

This parcel contains 0.595 acres, but subject to all highways and easements of record. Containing 0.443 acres in Outlot 20, 0.046 acres in Outlot 21 and 0.106 acres in the southeast quarter of Section 19.

This parcel is subject to a 50 foot easement for the purpose of ingress, egress and general utilities and further described as follows:

Being a part of Outlot 20 and Outlot 21 in the Village of Walnut Creek, situated in the northeast quarter of Section 19, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands conveyed to S&A Capital Holdings, LLC in Official Record vol. 273 page 7402, PN 2601245001 and part of the lands conveyed to Roy R. Kline and Mary Jane Kline in Deed vol. 240 page 697 and Official Record vol. 274 page 7400, PN 2601259000 and PN 2601521003.

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 10 degrees 49' 31" E 165.56 feet along Owen A. Hershberger and Amanda A. Hershberger's (O.R. 249 page 2107) east line and along the west line of Outlot 20 to a 1/2 inch rod found, thence S 77 degrees 16' 40" E 271.52 feet (passing into Outlot 21) along Lavon W. Miller and Michelle Miller's (O.R. 229 page 1550) south line and along said Kline's south line to a point in the center of T.R. 403, thence S 45 degrees 29' 03" W 11.89 feet along the centerline of T.R. 403 to a point the TRUE POINT OF BEGINNING.

thence N 77 degrees 16' 40" W 141.02 feet along the centerline of a 50 foot access easement and through the lands of said S&A Capital Holdings, LLC to a point and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from Plat vol. 19 page 4176.

See Holmes County Plat Book 19, page 4334 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
October 29, 2020



Donald C. Baker P.S. 6938



Parcel Number: 2601245003

**FILE DESCRIPTION**  
Holmes County Map Office  
3/22/2021

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