

Description 0.305 acre parcel

Being part of the Village of Walnut Creek, situated in the northwest quarter of Section 20, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Walnut Hills Retirement Communities, Inc. in Official Record vol. 224 page 601, PN 2600820000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of the northwest quarter of Section 20, thence N 88 degrees 27' 31" W 1338.43 feet along the quarter section line to a point, thence N 00 degrees 14' 21" W 465.12 feet along the east line of Outlot 1 in the Village of Walnut Creek and along Marilyn K. Shrock, Ashley J. Shrock, and John Alex Shrock (O.R. 278 page 2119), Marilyn K. Shrock (O.R. 231 page 193), and Aaron Jamin Yoder and Carrie Anne Yoder's (O.R. 241 page 1543) east line to a point in the center of T.R. 444 aka Walnut Street, thence N 61 degrees 52' 43" E 61.65 feet along the centerline of T.R. 444 aka Walnut Street to a point, thence N 57 degrees 35' 44" E 65.40 feet along the center line of T.R. 444 aka Walnut Street to a point, thence N 59 degrees 40' 26" E 167.77 feet along the centerline of T.R. 444 aka Walnut Street to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 21 degrees 27' 02" E 25.42 feet.

thence with the following FOUR (4) COURSES:

- 1) N 59 degrees 40' 26" E 86.00 feet along the centerline of T.R. 444 aka Walnut Street to a point, witnessed by a 5/8 inch rebar found S 21 degrees 25' 37" E 30.24 feet;
- 2) S 21 degrees 25' 37" E 160.00 feet along Christopher S. Zabel and Kelly J. Zabel's (O.R. 280 page 7259) west line to a 5/8 inch rebar found;
- 3) S 64 degrees 28' 17" W 85.12 feet along said Walnut Hills Retirement Communities, Inc.'s (PN 2601253000) north line to a 5/8 inch rebar found;
- 4) N 21 degrees 27' 02" W 152.78 feet through the lands of said Walnut Hills Retirement Communities, Inc. (PN 2600820000) to the TRUE POINT OF BEGINNING.

This parcel contains 0.305 acres, but subject to all highways and easements of record.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".

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

See Holmes County Plat Book 19, page 5152 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
August 9, 2023


Donald C. Baker P.S. 6938



Parcel Number: 2600820002

FILE DESCRIPTION
Holmes County Map Office
11/21/2023