

Description 0.466 acre parcel

Being part of Outlot 12 in the Village of Walnut Creek, situated in the southwest quarter of Section 20, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as all of the lands conveyed to Fredy Tenorio and Leona Tenorio in Official Record vol. 258 page 1812, PN 2601204000.

Described as follows:

Commencing at a point marking the northwest corner of the southwest quarter of Section 20, thence S 88 degrees 28' 17" E 736.92 feet along the quarter section line to a R.R. spike found in C.R. 145 aka Olde Pump Street, thence S 11 degrees 42' 42" E 321.50 feet along Hebrews 13:2, Inc.'s (O.R. 256 page 6269) east line and along 4C Property Group, LLC's (O.R. 286 page 880) east line and along the east line of Outlots 10, 9 and 8 and along C.R. 145 aka Olde Pump Street to a point, thence S 08 degrees 49' 46" E 123.50 feet along Simmie R. Bowen, Jr. and Corina B. Bowen's (O.R. 253 page 4451) east line and along Jacob A. Hershberger and Laura Hershberger's (O.R. 211 page 133) east line and along the east line of Outlot 7 and along C.R. 145 aka Olde Pump Street to a R.R. spike found the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 83 degrees 55' 35" W 30.04 feet.

thence with the following FOUR (4) COURSES:

- 1) S 08 degrees 49' 46" E 144.44 feet along the centerline of C.R. 145 aka Olde Pump Street and along the east line of Outlot 12 to a R.R. spike found, witnessed by an iron pin set S 84 degrees 54' 30" W 25.23 feet;
- 2) S 84 degrees 54' 30" W 142.14 feet along The Dutch Corp.'s (O.R. 29 page 338) north line and along the south line of Outlot 12 to a 5/8 inch rebar found;
- 3) N 08 degrees 49' 52" W 142.00 feet along said The Dutch Corp.'s east line to a 5/8 inch rebar found;
- 4) N 83 degrees 55' 35" E 142.01 feet along said Hershberger's south line and along the north line of Outlot 12 to the TRUE POINT OF BEGINNING.

This parcel contains 0.466 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 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5262 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
April 11, 2024


Donald C. Baker P.S. 6938



Parcel Number: 2601204001

FILE DESCRIPTION

Holmes County Map Office

4/23/2024