

Description 1.113 acre parcel

Being part of Outlot 21 in the Village of Walnut Creek, situated in the northeast quarter of Section 19, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to WC Land Holdings, LLC in Official Record vol. 266 page 347, PN 2601244000 and PN 2601521001.

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, thence N 88 degrees 56' 29" E 213.06 feet along the quarter section line to a R.R. spike found in T.R. 403, thence N 37 degrees 12' 21" E 81.87 feet along the centerline of T.R. 403 to a mag nail set the TRUE POINT OF BEGINNING.

thence with the following NINE (9) COURSES:

- 1) N 37 degrees 12' 21" E 4.06 feet along the centerline of T.R. 403 to a point;
- 2) N 45 degrees 29' 03" E 111.42 feet along the centerline of T.R. 403 to a mag nail set;
- 3) N 05 degrees 19' 19" E 164.40 feet along Timothy W. Miller and Marie A. Miller's (O.R. 263 page 2264) east line to a point in S.R. 39, witnessed by an iron pin set S 05 degrees 19' 19" W 79.70 feet;
- 4) S 88 degrees 26' 02" E 138.60 feet along Ura Gerber and Mary Gerber's (D.V. 108 page 161 and D.V. 112 page 62) south line to a point;
- 5) S 05 degrees 19' 19" W 314.82 feet along Campbell Oil Company's (O.R. 247 page 4709) west line and along The Dutch Corp.'s (O.R. 29 page 338) west line to a 5/8 inch rebar found on the quarter section line;
- 6) N 88 degrees 26' 02" W 138.60 feet along the quarter section line and partly along P.R. 6000 aka Cove Lane to a drill hole set in concrete;
- 7) N 05 degrees 19' 19" E 17.61 feet through the lands of said WC Land Holdings, LLC to a mag nail set in the center of P.R. 6000 aka Cove Lane;
- 8) Along a curve to the right having a delta angle of 01 degree 25' 30", R – 215.24 feet, T – 2.68 feet, Ch. Brg. – N 54 degrees 29' 35" W, Ch. – 5.35 feet along the center line of P.R. 6000 aka Cove Lane and through the lands of said WC Land Holdings, LLC an arc distance of 5.35 feet to a mag nail set;
- 9) N 53 degrees 46' 50" W 80.85 feet along the centerline of P.R. 6000 aka Cove Lane and through the lands of said WC Land Holdings, LLC to the TRUE POINT OF BEGINNING.

This parcel contains 1.113 acres, but subject to all highways and easements of record.

This parcel is granted the right to use P.R. 6000 aka Cove Lane, a 25 foot private road.

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 5282 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
March 4, 2024



Donald C. Baker P.S. 6938



Parcel Number: 2601244001

FILE DESCRIPTION
Holmes County Map Office
5/24/2024