

Description 0.214 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. 287 page 4454, PN 2601253001.

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 Walnut Hills Retirement Communities, Inc.'s (O.R. 224 page 610) west 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 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 21 degrees 06' 07" E 27.78 feet.

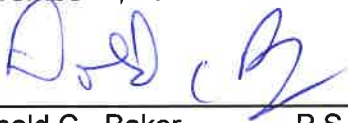
thence with the following EIGHT (8) COURSES:

- 1) N 57 degrees 35' 44" E 65.40 feet along the centerline of T.R. 444 aka Walnut Street to a point, witnessed by a 5/8 inch rebar found S 18 degrees 25' 10" E 27.44 feet;
- 2) S 18 degrees 25' 10" E 61.78 feet along Katie R. Miller's (O.R. 262 page 3186) west line to an iron pin set;
- 3) S 78 degrees 41' 57" W 0.72 feet through the lands of said Walnut Hills Retirement Communities, Inc. (O.R. 287 page 4454) to an iron pin set;
- 4) S 11 degrees 21' 17" E 25.82 feet through the lands of said Walnut Hills Retirement Communities, Inc. to an iron pin set;
- 5) N 78 degrees 41' 57" E 3.92 feet through the lands of said Walnut Hills Retirement Communities, Inc. to an iron pin set;
- 6) S 18 degrees 25' 10" E 65.20 feet along said Miller's west line to a 5/8 inch rebar found;
- 7) S 50 degrees 23' 45" W 60.08 feet along said Walnut Hills Retirement Communities, Inc.'s (O.R. 224 page 601) north line to a 5/8 inch rebar found;
- 8) N 21 degrees 06' 07" W 159.08 feet along said Walnut Hills Retirement Communities, Inc.'s (O.R. 224 page 601) east line to the TRUE POINT OF BEGINNING.

This parcel contains 0.214 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 5453 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
November 1, 2024



Donald C. Baker P.S. 6938



PPN: 2601253003

FILE DESCRIPTION
Holmes County Map Office
12/13/2024

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