

Description 9.322 acre parcel

Being part of the northwest quarter of Section 20, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as all of the lands conveyed unto Timothy L. Beachy and Wilma Lou Beachy in Deed vol. 241 page 723, PN 2601455000.

Described as follows:

Beginning at a 3/4 inch rebar found marking the southeast corner of the northwest quarter of Section 20 the TRUE POINT OF BEGINNING.

thence with the following FIFTEEN (15) COURSES:

- 1) N 88 degrees 27' 31" W 439.45 feet along the quarter section line to a point, witnessed by a 3/4 inch pinchtap found N 00 degrees 05' 53" E 3.12 feet;
- 2) N 00 degrees 05' 53" E 209.82 feet along Walnut Hills Retirement Communities, Inc.'s (O.R. 224 page 601) east line to a 3/4 inch rebar found;
- 3) N 87 degrees 53' 41" W 278.10 feet along said Walnut Hills Retirement Communities, Inc.'s north line to a 3/4 inch rebar found;
- 4) N 20 degrees 54' 02" W 178.97 feet along said Walnut Hills Retirement Communities, Inc.'s east line to a 3/4 inch rebar found;
- 5) S 57 degrees 34' 32" W 109.12 feet along said Walnut Hills Retirement Communities, Inc.'s north line to a 1 inch pipe found;
- 6) N 21 degrees 25' 37" W 144.58 feet along said Walnut Hills Retirement Communities, Inc.'s east line to a 3/4 inch pipe found;
- 7) N 59 degrees 42' 12" E 178.97 feet along Christopher S. Zabel and Kelly J. Zabel's (O.R. 280 page 7259) south line and along Dustin L. Yoder's (O.R. 218 page 3389 and O.R. 262 page 2415) south line to a 3/4 inch pipe found;
- 8) N 21 degrees 43' 17" W 97.93 feet along said Yoder's east line to a 3/4 inch pipe found;
- 9) N 62 degrees 44' 31" E 108.44 feet along John A. Davis and Rebecca A. Davis' (O.R. 275 page 154) south line to a 3/4 inch pipe found;
- 10) N 85 degrees 10' 47" E 134.82 feet along Linda S. Mullett, Virginia R. Mullett, and Hannah M. Mullett's (O.R. 271 page 1092) south line to a drill hole set, witnessed by an iron pin set S 85 degrees 10' 47" W 6.04 feet;
- 11) N 18 degrees 57' 49" W 202.32 feet along said Mullett's east line to a point in the center of T.R. 444 aka Walnut Street, witnessed by a 5/8 inch rebar found S 18 degrees 57' 49" E 30.35 feet;
- 12) N 61 degrees 37' 09" E 70.15 feet along the centerline of T.R. 444 aka Walnut Street to a point, witnessed by an iron pin set S 24 degrees 01' 12" E 44.71 feet;

- 13) S 24 degrees 01' 12" E 516.61 feet along Jacob A. Hershberger and Laura Hershberger's (D.V. 241 page 703) west line and along Karen L. Miller's (O.R. 259 page 1692) west line to a 3/4 inch rebar found;
- 14) S 87 degrees 18' 16" E 391.95 feet along said Miller's south line to a 3/4 inch rebar found on the quarter section line;
- 15) S 02 degrees 41' 04" W 452.26 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 9.322 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 5051 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
May 31, 2023

Donald C. Baker

P.S. 6938



Parcel Number: 2601455004

FILE DESCRIPTION

Holmes County Map Office

7/27/2023