

Description 3.913 acre parcel

Being a part of the southwest quarter of Section 23 and the southeast quarter of Section 24, T-8 N, R-5 W, Clark Township, Holmes County, Ohio, also known as part of the lands conveyed to Abe N. Miller, Trustee and Fannie J. Miller, Trustee in Official Record vol. 255 page 4850, Official Record vol. 255 page 4858, Official Record vol. 256 page 5314 and Official Record vol. 256 page 5316 and all of the lands conveyed to Abe N. Miller and Fannie J. Miller, Co-Trustees in Official Record vol. 201 page 2910, PN 0300003000, PN 0300016000 and PN 0300017000.

Described as follows:

Commencing at a 5/8 inch rebar found on the Coshocton County line and in C.R. 12 marking the southeast corner of the southeast quarter of Section 24, thence N 01 degrees 27' 46" E 352.45 feet along the section line to an iron pin set the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 89 degrees 08' 33" W 9.78 feet.

thence with the following EIGHT (8) COURSES:

- 1) N 89 degrees 08' 33" W 269.52 feet along Michael L. Troyer and Lena D. Troyer's (O.R. 184 page 2016 and O.R. 233 page 1316) north line to a point on Abe N. Miller and Fannie J. Miller, Co-Trustees' (O.R. 201 page 2908) east line and in C.R. 600, witnessed by a 5/8 inch rebar found S 89 degrees 08' 33" E 73.30 feet;
- 2) N 36 degrees 05' 04" W 121.51 feet along said Miller's (O.R. 201 page 2908) east line and along C.R. 600 to a point, witnessed by a 5/8 inch rebar found N 59 degrees 32' 12" E 23.81 feet;
- 3) N 59 degrees 32' 12" E 404.79 feet along John N. Miller and Fannie Mae Miller's (O.R. 224 page 3092) south line to an iron pin set on the section line;
- 4) N 01 degrees 27' 46" E 153.05 feet along the section line to an iron pin set;
- 5) S 79 degrees 24' 53" E 205.70 feet (passing into the southwest quarter of Section 23) through the lands of said Abe N. Miller, Trustee and Fannie J. Miller, Trustee to an iron pin set;
- 6) S 60 degrees 59' 03" E 118.47 feet through the lands of said Abe N. Miller, Trustee and Fannie J. Miller, Trustee to an iron pin set;
- 7) S 01 degrees 56' 17" E 180.13 feet through the lands of said Abe N. Miller, Trustee and Fannie J. Miller, Trustee to an iron pin set;
- 8) S 60 degrees 13' 26" W 372.89 feet through the lands of said Abe N. Miller, Trustee and Fannie J. Miller, Trustee to the TRUE POINT OF BEGINNING.

This parcel contains 3.913 acres, but subject to all highways and easements of record. Containing 1.514 acres in the southeast quarter of Section 24 and 2.399 acres in the southwest quarter of Section 23.

Also granting a 40 foot secondary easement for the purpose of ingress and egress and further described as follows:

Being a part of the southwest quarter of Section 23, T-8 N, R-5 W, Clark Township, Holmes County, Ohio, also known as part of the lands conveyed to Abe N. Miller, Trustee and Fannie J. Miller, Trustee in Official Record vol. 255 page 4850, Official Record vol. 255 page 4858, Official Record vol. 256 page 5314 and Official Record vol. 256 page 5316, PN 0300003000.

Commencing at a 5/8 inch rebar found on the Coshocton County line and in C.R. 12 marking the southwest corner of the southwest quarter of Section 23, thence N 01 degrees 27' 46" E 352.45 feet along the section line to an iron pin set, thence N 60

degrees 13' 26" E 23.39 feet through the lands of said Miller to a point the TRUE POINT OF BEGINNING.

thence S 01 degrees 27' 46" W 245.87 feet along the centerline of a 40 foot easement and through the lands of said Miller to a point in the center of C.R. 600 and THERE ENDS.

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.

See Holmes County Plat Book 19, page 4371 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
February 15, 2021



Donald C. Baker P.S. 6938



Parcel Number: 0300003001

FILE DESCRIPTION
Holmes County Map Office
4/22/2021