

Description 48.794 acre parcel

Being part of the northwest quarter of Section 3, T-13 N, R-13 W, Prairie Township, Holmes County, Ohio, also known as part of the lands conveyed to Wesley H. Miller and Marilyn E. Miller in Official Record vol. 278 page 133, PN 1700619007.

Described as follows:

Beginning at a point on the Village of Holmesville corporation line at the intersection of Jackson Street, S.R. 83, and C.R. 193 marking the southeast corner of the northwest quarter of Section 3 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 89 degrees 43' 26" W 745.22 feet.

thence with the following TWENTY-FOUR (24) COURSES:

- 1) S 89 degrees 43' 26" W 2396.91 feet along the quarter section line and along the Village of Holmesville corporation line and partly along Jackson Street to a 5/8 inch rebar found, witnessed by a concrete monument found N 23 degrees 21' 23" W 2.79 feet;
- 2) N 23 degrees 21' 23" W 615.32 feet along The State of Ohio Department of Natural Resources' (D.V. 218 page 554 and D.V. 218 page 558) east line to a 5/8 inch rebar found on the section line;
- 3) N 00 degrees 07' 59" E 93.95 feet along the section line to a 5/8 inch rebar found, witnessed by a 3/4 inch rebar found N 88 degrees 15' 50" E 9.15 feet;
- 4) N 88 degrees 15' 50" E 1103.47 feet along State of Ohio, Dept. of Natural Resources' (D.V. 204 page 465) south line to a 5/8 inch rebar found;
- 5) N 00 degrees 15' 00" W 577.76 feet along said State of Ohio, Dept. of Natural Resources' east line to a point in a stream, witnessed by an iron pin set S 00 degrees 15' 00" E 82.49 feet;
- 6) N 76 degrees 27' 33" E 137.99 feet through the lands of said Miller and along a stream to a point;
- 7) N 41 degrees 34' 37" E 89.11 feet through the lands of said Miller and along a stream to a point, witnessed by an iron pin set S 52 degrees 00' 01" E 70.34 feet;
- 8) N 52 degrees 27' 21" E 89.97 feet through the lands of said Miller and along a stream to a point;
- 9) N 73 degrees 25' 53" E 57.00 feet through the lands of said Miller and along a stream to a point;
- 10) S 84 degrees 46' 53" E 212.26 feet through the lands of said Miller and along a stream to a point, witnessed by an iron pin set S 12 degrees 42' 31" W 51.02 feet;
- 11) N 84 degrees 52' 14" E 150.50 feet through the lands of said Miller and along a stream to a point, witnessed by an iron pin set S 06 degrees 51' 52" E 31.83 feet;
- 12) N 76 degrees 41' 27" E 234.18 feet through the lands of said Miller and along a stream to a point, witnessed by an iron pin set S 22 degrees 09' 38" W 59.43 feet;
- 13) N 52 degrees 04' 50" E 185.64 feet through the lands of said Miller and along a stream to a point, witnessed by a 5/8 inch rebar found S 00 degrees 11' 26" E 80.00 feet;
- 14) S 00 degrees 11' 26" E 374.47 feet along Village of Holmesville's (O.R. 17 page 454) west line to a 5/8 inch rebar found;
- 15) N 89 degrees 48' 34" E 480.00 feet along said Village of Holmesville's south line to a point on the quarter section line and in S.R. 83, witnessed by a 5/8 inch rebar found S 89 degrees 48' 34" W 18.00 feet;
- 16) S 00 degrees 11' 26" E 237.00 feet along the quarter section line and along S.R. 83 to a point, witnessed by a 5/8 inch rebar found S 88 degrees 32' 57" W 26.26 feet;

- 17) S 88 degrees 32' 57" W 689.15 feet along V.O. Menez & Son, Inc.'s (D.V. 267 page 772) north line to a 5/8 inch rebar found;
- 18) S 00 degrees 06' 54" E 620.12 feet along said V.O. Menez & Son, Inc.'s west line to a 5/8 inch rebar found;
- 19) S 15 degrees 35' 39" E 340.05 feet along Robert L. Hines' (O.R. 282 page 3958) west line and along Holmes County Habitat for Humanity, Inc.'s (O.R. 288 page 1902) west line and along T.R. 576 to a 3/4 inch square head pipe found;
- 20) N 88 degrees 35' 40" E 318.33 feet along said Holmes County Habitat for Humanity, Inc.'s south line and along Jesse M. Wardell and Carol A. Wardell's (O.R. 259 page 353) south line and along Michael E. Gingerich's (O.R. 223 page 2570) south line and along Jackson Street to a 3/4 inch pipe found;
- 21) N 88 degrees 32' 59" E 263.88 feet along Clela D. Miller and Henry D. Miller's (O.R. 254 page 3877) south line and along Linda E. Mast's (O.R. 287 page 1454) south line and along Lowell D. Miller and Mary S. Miller's (O.R. 254 page 3281) south line and along Jackson Street to a 1 inch pipe found;
- 22) N 01 degree 11' 20" W 330.00 feet along said Lowell D. Miller and Mary S. Miller's east line and along S.R. 83 to a 5/8 inch rebar found;
- 23) N 88 degrees 32' 57" E 23.16 feet along said V.O. Menez & Son, Inc.'s south line to a point on the quarter section line and in S.R. 83;
- 24) S 00 degrees 11' 26" E 360.70 feet along the quarter section line and along S.R. 83 to the TRUE POINT OF BEGINNING.

This parcel contains 48.794 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 5374 for survey.
 This survey made and description prepared by Donald C. Baker, P.S. 6938.
 July 30, 2024


 Donald C. Baker P.S. 6938



Parcel Number: 1700619008

FILE DESCRIPTION
 Holmes County Map Office
 9/6/2024