

Description 47.583 acre parcel

Being part of the southwest quarter of Section 33, T-15 N, R-12 W, Salt Creek Township, Holmes County, Ohio, also known as the remainder of the lands conveyed to Nelson J. Miller and Edna Miller in Official Record vol. 254 page 4515, PN 2400321000.

Described as follows:

Commencing at a stone found marking the southeast corner of the southwest quarter of Section 33, thence S 88 degrees 47' 07" W 400.00 feet along the section line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following SEVENTEEN (17) COURSES:

- 1) S 88 degrees 47' 07" W 1344.83 feet along the section line to a point in the center of T.R. 611, witnessed by a 5/8 inch rebar found N 88 degrees 47' 07" E 16.17 feet;
- 2) N 14 degrees 16' 12" E 255.63 feet along the centerline of T.R. 611 to a R.R. spike found;
- 3) N 06 degrees 04' 16" E 90.51 feet along the centerline of T.R. 611 to a R.R. spike found;
- 4) N 02 degrees 05' 28" W 92.07 feet along the centerline of T.R. 611 to a point, witnessed by a 5/8 inch rebar found N 86 degrees 52' 50" E 23.55 feet;
- 5) N 86 degrees 52' 50" E 172.98 feet along Andy E. Hershberger and Ruth Hershberger's (O.R. 134 page 479) south line to a 5/8 inch rebar found;
- 6) N 03 degrees 21' 41" W 172.88 feet along said Hershberger's east line to a 5/8 inch rebar found;
- 7) N 84 degrees 08' 56" E 50.16 feet along said Hershberger's (O.R. 260 page 5372) south line to a 5/8 inch rebar found;
- 8) N 11 degrees 11' 49" E 86.56 feet along said Hershberger's east line to a 5/8 inch rebar found;
- 9) N 04 degrees 44' 12" W 56.73 feet along said Hershberger's east line to a 5/8 inch rebar found;
- 10) S 88 degrees 24' 14" W 90.47 feet along said Hershberger's north line to a 5/8 inch rebar found;
- 11) S 79 degrees 55' 46" W 158.84 feet along said Hershberger's north line to a point in the center of T.R. 611, witnessed by a 5/8 inch rebar found N 79 degrees 55' 46" E 15.81 feet;
- 12) N 04 degrees 32' 29" W 603.22 feet along the centerline of T.R. 611 to a point, witnessed by a 5/8 inch rebar found N 88 degrees 32' 03" E 20.04 feet;
- 13) N 88 degrees 32' 03" E 515.30 feet along said Miller's (O.R. 233 page 2168) south line to a stone found;
- 14) N 88 degrees 46' 54" E 1224.77 feet along the south line of Lot 5, 4, and 3 of PineMills Subdivision (Plat vol. 19 page 4062) and along Willis A. Yoder and Rhoda C. Yoder (O.R. 275 page 3871), Steven A. Yoder and Marilyn E. Yoder (O.R. 272 page 4413), and Benjamin J. Miller's (O.R. 272 page 3251) south line to a stone found on the quarter section line;
- 15) S 00 degrees 14' 23" E 1004.78 feet along the quarter section line to a 5/8 inch rebar found;
- 16) S 88 degrees 47' 07" W 400.00 feet along Nelson D. Hershberger and Ida Hershberger's (O.R. 56 page 267) north line to a 5/8 inch rebar found;
- 17) S 00 degrees 14' 23" E 326.80 feet along said Hershberger's west line to the TRUE POINT OF BEGINNING.

This parcel contains 47.583 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 Surveying LLC".  
Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5129 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
August 10, 2023



Donald C. Baker P.S. 6938



Parcel Number: 2400321006

**FILE DESCRIPTION**  
Holmes County Map Office  
10/24/2023

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