

Description 3.854 acre parcel

Being a part of the southwest quarter of Section 25, Walnut Creek Township, T-9 N, R-4 W, Holmes County, Ohio, also known as part of the lands conveyed to Andrew E. Miller and Ada Mae Miller in Deed vol. 217 page 385 and Deed vol. 263 page 957, PN 2600144000 and PN 2601458001.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northeast corner of the southwest quarter of Section 25, thence N 89 degrees 01' 35" W 476.38 feet along the quarter section line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following TWELVE (12) COURSES:

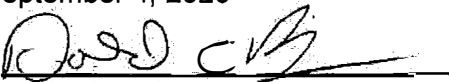
- 1) S 14 degrees 35' 15" E 290.00 feet along Mahlon A. Miller and Christina A. Miller's (O.R. 243 page 372) west line to a 5/8 inch rebar found;
- 2) S 19 degrees 35' 27" W 97.76 feet along said Mahlon A. Miller and Christina A. Miller's west line to a 5/8 inch rebar found;
- 3) S 56 degrees 52' 23" W 107.93 feet along said Mahlon A. Miller and Christina A. Miller's west line to a 5/8 inch rebar found;
- 4) S 13 degrees 43' 41" E 179.18 feet along said Mahlon A. Miller and Christina A. Miller's west line to a point in the center of T.R. 420, witnessed by a 5/8 inch rebar found N 13 degrees 43' 41" W 25.00 feet;
- 5) N 66 degrees 20' 25" W 180.00 feet along the centerline of T.R. 420 to a R.R. spike found;
- 6) N 56 degrees 32' 02" W 159.62 feet along the centerline of T.R. 420 to a point;
- 7) N 38 degrees 26' 36" W 38.53 feet along the centerline of T.R. 420 to a point, witnessed by an iron pin set N 56 degrees 59' 23" E 24.48 feet;
- 8) N 56 degrees 59' 23" E 158.23 feet through the lands of said Andrew E. Miller and Ada Mae Miller to an iron pin set;
- 9) N 28 degrees 14' 55" W 84.99 feet through the lands of said Andrew E. Miller and Ada Mae Miller to and iron pin set;
- 10) N 59 degrees 06' 07" W 137.28 feet through the lands of said Andrew E. Miller and Ada Mae Miller to a point on Brian L. Wengerd and Hannah O. Wengerd's (O.R. 251 page 3705) east line and in a stream, witnessed by an iron pin set S 59 degrees 06' 07" E 22.24 feet;

- 11) N 17 degrees 03' 54" E 197.54 feet along said Wengerd's east line and along a stream to a point on the quarter section line, witnessed by an iron pin set S 89 degrees 01' 35" E 9.91 feet;
- 12) S 89 degrees 01' 35" E 297.00 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 3.854 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 assumed.

See Holmes County Plat Book 19, page 4227 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
September 4, 2020


Donald C. Baker P.S. 6938



Parcel Number: 2600144002

FILE DESCRIPTION
Holmes County Map Office
11/23/2020

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