

Description 7.400 acre parcel

Being part of the southwest quarter of Section 4, T-9 N, R-4 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Thomas Allen Miller in Official Record vol. 252 page 6367, PN 2600435001.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southwest corner of the southwest quarter of Section 4, thence N 01 degree 25' 03" E 786.10 feet along the section line to a point in the center of C.R. 168, thence S 64 degrees 44' 18" E 341.46 feet along the centerline of C.R. 168 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 27 degrees 10' 23" E 26.95 feet.

thence with the following SEVEN (7) COURSES:

- 1) N 27 degrees 10' 23" E 198.37 feet along Debbie K. Lones' (O.R. 252 page 6369) east line to a 5/8 inch rebar found;
- 2) N 50 degrees 37' 57" E 79.34 feet along said Lones' east line to a 5/8 inch rebar found;
- 3) N 27 degrees 10' 23" E 442.95 feet along said Lones' east line to an iron pin set;
- 4) S 62 degrees 49' 36" E 444.26 feet through the lands of said Miller to an iron pin set on said Lones' west line;
- 5) S 27 degrees 10' 23" W 707.92 feet along said Lones' west line to a point in the center of C.R. 168, witnessed by an iron pin set N 27 degrees 10' 23" E 22.88 feet;
- 6) N 62 degrees 54' 06" W 302.74 feet along the centerline of C.R. 168 to a point;
- 7) N 64 degrees 44' 18" W 173.20 feet along the centerline of C.R. 168 to the TRUE POINT OF BEGINNING.

This parcel contains 7.400 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 5348 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
June 28, 2024

  
Donald C. Baker P.S. 6938



PPN: 2600435009

**FILE DESCRIPTION**  
Holmes County Map Office  
8/13/2024