

Description 0.711 acre parcel

Being a part of the southeast quarter of Section 25, Walnut Creek Township, T-9 N, R-4 W, Holmes County, Ohio, also known as all of the lands conveyed to Robin J. Miller and Jennifer L. Miller in Deed vol. 272 page 948, PN 2600561000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of the southeast quarter of Section 25, thence N 01 degrees 12' 52" E 209.22 feet along the section line to a point in C.R. 140, thence S 82 degrees 42' 55" W 361.97 feet along C.R. 140 and along James Ray Troyer and Velma Ruth Troyer's (O.R. 28 page 733) north line to a R.R spike set, thence S 69 degrees 51' 55" W 12.25 feet along C.R. 140 and along said Troyer's north line to a R.R. spike set the TRUE POINT OF BEGINNING.

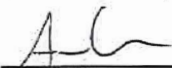
thence with the following SIX (6) COURSES:

- 1) S 69 degrees 51' 55" W 150.00 feet along C.R. 140 and along said Troyer's north line and along D & L Real Estate, LLC's (O.R. 157 page 282) north line to a point, witnessed by an axle found N 05 degrees 59' 13" W 34.60 feet;
- 2) N 05 degrees 59' 13" W 206.52 feet along Joseph A. Miller and Wendy S. Miller's (O.R. 201 page 1655) east line to an axle found;
- 3) N 70 degrees 49' 15" E 159.74 feet along Loretta L. Yoder's (D.V. 187 page 499 and O.R. 256 page 671) south line to an iron pin set;
- 4) S 05 degrees 05' 38" E 87.64 feet along said Yoder's west line to a mag nail set;
- 5) S 01 degrees 03' 41" W 69.52 feet along said Yoder's west line to an iron pin set;
- 6) S 05 degrees 47' 12" E 49.69 feet along said Yoder's west line to the TRUE POINT OF BEGINNING.

This parcel contains 0.711 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". Bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83.

See Holmes County Plat Book 19, page 3994 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
December 6, 2019



Aaron L. Gerber P.S. 8379



Parcel Number: 2600561001

FILE DESCRIPTION
Holmes County Map Office
1/31/2020