

Description 5.312 acre parcel

Being a part of the northwest quarter of Section 15, Walnut Creek Township, T-9 N, R-4 W, Holmes County, Ohio, also known as part of the lands conveyed to Wallace W. Detweiler, Co-Trustee and Drusilla S. Detweiler, Co-Trustee in Official Record vol. 196 page 1629, PN 2600610001.

Described as follows:

Commencing at a point marking the northeast corner of the northwest quarter of Section 15, thence S 01 degrees 39' 31" W 1325.87 feet along the quarter section line to a point, thence N 88 degrees 58' 01" W 264.00 feet along Freedom Hills, Inc.'s (D.V. 264 page 404) north line to a point, thence S 13 degrees 44' 31" W 135.30 feet along said Freedom Hills, Inc.'s west line and partly along T.R. 419 to a point, thence S 32 degrees 44' 31" W 120.78 feet along said Freedom Hills, Inc.'s west line and along T.R. 419 to a point, thence S 22 degrees 06' 05" W 108.65 feet along said Freedom Hills, Inc.'s west line and along T.R. 419 to a point, thence S 28 degrees 39' 31" W 507.76 feet along Marvin J. Miller (O.R. 236 page 2250), Joseph L. Swartzentruber and Mary J. Swartzentruber (O.R. 271 page 2795), and Paul M. Miller and Martha W. Miller's (O.R. 254 page 586) west line and along T.R. 419 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 83 degrees 14' 14" W 5.00 feet.

thence with the following TWELVE (12) COURSES:

- 1) S 28 degrees 39' 31" W 69.74 feet along said Miller's west line and along T.R. 419 to a point;
- 2) S 18 degrees 09' 31" W 189.61 feet along said Miller's west line and along Joe W. Yoder and Amy Yoder's (O.R. 106 page 779) west line and along T.R. 419 to a 5/8 inch rebar found;
- 3) S 83 degrees 05' 47" W 149.68 feet through the lands of said Detweiler to an iron pin set;
- 4) N 44 degrees 42' 50" W 70.38 feet through the lands of said Detweiler to an iron pin set;
- 5) N 26 degrees 06' 06" W 93.01 feet through the lands of said Detweiler to an iron pin set;
- 6) N 88 degrees 45' 13" W 163.70 feet through the lands of said Detweiler to an iron pin set;
- 7) S 29 degrees 21' 26" W 131.93 feet through the lands of said Detweiler to an iron pin set;

- 8) S 44 degrees 55' 56" W 339.57 feet through the lands of said Detweiler to a 5/8 inch rebar found;
- 9) N 14 degrees 59' 06" E 809.47 feet along the east line of Lot 1 of Orchard Point Subdivision (Plat vol. 19 page 2500) and along Eric Detweiler and Lorene Detweiler's (O.R. 249 page 921) east line to a 5/8 inch rebar found;
- 10) S 55 degrees 21' 33" E 530.27 feet along Conrad Kaufman and Karen Kaufman's (O.R. 210 page 3380) south line to a 5/8 inch rebar found;
- 11) S 77 degrees 41' 31" E 64.31 feet along said Kaufman's south line to a 5/8 inch rebar found;
- 12) N 83 degrees 14' 14" E 91.98 feet along said Kaufman's south line to the TRUE POINT OF BEGINNING.

This parcel contains 5.312 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.

See Holmes County Plat Book 19, page 4593 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
October 1, 2021


Donald C. Baker P.S. 6938



Parcel Number: 2600610009

FILE DESCRIPTION
Holmes County Map Office
12/28/2021

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