

Description 28.831 acre parcel

Being part of the northwest quarter of Section 22 and the northeast quarter of Fractional Section 23, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Leroy Y. Miller and Sara Miller in Official Record vol. 66 page 931, PN 2600647000.

Described as follows:

Commencing at a stone found marking the northwest corner of the northwest quarter of Section 22, thence S 01 degree 20' 07" W 447.48 feet along the section line to a R.R. spike found in C.R. 135 the TRUE POINT OF BEGINNING.

thence with the following ELEVEN (11) COURSES:

- 1) S 52 degrees 43' 31" E 33.00 feet along Marvin E. Miller and Betty Miller's (O.R. 188 page 2207) west line and along C.R. 135 to a R.R. spike found;
- 2) S 16 degrees 52' 44" E 687.77 feet along said Miller's west line and along C.R. 135 to a mag nail set at the intersection of C.R. 135 and T.R. 374;
- 3) N 88 degrees 17' 56" W 1354.96 feet (passing into the northeast quarter of Fractional Section 23) partly through the lands of said Leroy Y. Miller and Sara Miller and partly along Myron Miller and Anna Mae Miller's (O.R. 276 page 4239) north line and along T.R. 374 to a 5/8 inch rebar found;
- 4) N 89 degrees 33' 56" W 323.04 feet along the centerline of T.R. 374 to a point;
- 5) N 87 degrees 41' 01" W 5.63 feet along the centerline of T.R. 374 to a R.R. spike found, witnessed by a 5/8 inch rebar found N 06 degrees 04' 54" E 16.67 feet;
- 6) N 06 degrees 04' 54" E 116.28 feet along Leon M. Yoder, Karen Sue Yoder, Norman F. Troyer, and Erma A. Troyer's (O.R. 259 page 4933) east line to a 5/8 inch rebar found;
- 7) N 21 degrees 24' 22" E 392.12 feet along said Yoder and Troyer's east line to a 5/8 inch rebar found;
- 8) N 52 degrees 14' 39" E 267.30 feet along said Yoder and Troyer's east line and along Jacob E. Miller and Linda K. Miller's (O.R. 258 page 5260) east line to a 5/8 inch rebar found;
- 9) N 07 degrees 14' 39" E 460.02 feet along said Jacob E. Miller and Linda K. Miller's east line to a 5/8 inch rebar found on the section line;
- 10) S 89 degrees 00' 15" E 188.17 feet along the section line to a 5/8 inch rebar found;
- 11) S 61 degrees 17' 49" E 962.40 feet along Eli J. Miller and Esther R. Miller's (D.V. 272 page 990) south line and along John A. Yoder and Miriam I. Yoder's (O.R. 281 page

1331) south line and partly along C.R. 135 to the TRUE POINT OF BEGINNING,  
witnessed by an iron pin set N 61 degrees 17' 49" W 659.17 feet.

This parcel contains 28.831 acres, but subject to all highways and easements of record.  
Containing 2.015 acres in Section 22 and 26.816 acres in Fractional Section 23.

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 5053 for survey.  
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.  
April 27, 2023

Aaron L. Gerber

P.S. 8379



Parcel Number: 2600647005

**FILE DESCRIPTION**

Holmes County Map Office

7/28/2023

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