

Description 95.131 acre parcel

Being part of the northeast quarter of Section 1, T-8 N, R-5 W, and the northwest quarter of Section 5, T-8 N, R-4 W, Walnut Creek Township, Holmes County, Ohio, also known as all of the lands conveyed to Berlin Mineral Co. in Deed vol. 217 page 19 and Deed vol. 228 page 141, PN 2600946000, PN 2600945000, PN 2600944000, and PN 2600655000.

Described as follows:

Beginning at a 5/8 inch rebar found on the Clark Township line marking the southeast corner of the northeast quarter of Section 1 the TRUE POINT OF BEGINNING.

thence with the following TWENTY (20) COURSES:

- 1) N 88 degrees 45' 51" W 667.34 feet along the Clark Township line and along the quarter section line to a 5/8 inch rebar found;
- 2) N 00 degrees 42' 52" E 1784.22 feet along David W. Miller and Elsie A. Miller's (O.R. 236 page 1406) east line and along Lamar Troyer and Maryetta Troyer's (O.R. 244 page 3319) east line and along the east line of Lot 1 of Twin Maple Subdivision (Plat vol. 19 page 2274) to a 5/8 inch rebar found;
- 3) N 66 degrees 48' 28" W 95.44 feet along said Troyer's north line and along the north line of Lot 1 of said Twin Maple Subdivision to a 5/8 inch rebar found;
- 4) N 20 degrees 52' 45" W 633.60 feet along said Troyer's east line and along the east line of Lot 1 of said Twin Maple Subdivision to a 5/8 inch rebar found;
- 5) N 67 degrees 47' 50" E 138.11 feet along Wal-Miller, LLC's (O.R. 281 page 93) south line and along the south line of Lot 5 of Twin Maple Subdivision Replat No. 2 (Plat vol. 19 page 4662) and along J. Mark Miller, Co-Trustee and Martha R. Miller, Co-Trustee's (O.R. 288 page 4780) south line to a 5/8 inch rebar found in S.R. 39;
- 6) N 09 degrees 18' 08" W 240.24 feet along said Miller's east line to a 5/8 inch rebar found on the section line;
- 7) S 88 degrees 25' 13" E 903.62 feet along the section line to a 1/2 inch pipe found marking the northeast corner of the northeast quarter of Section 1;
- 8) S 00 degrees 43' 12" W 881.65 feet along the section line to an iron pin set in C.R. 140;
- 9) N 87 degrees 18' 50" E 109.77 feet (passing into the northwest quarter of Section 5) along Paul R. Miller, John H. Miller, Mary Miller, A. Roscoe Miller, Lester M. Miller, Payson M. Miller, Faye Troyer, and Esther Hershberger's (D.V. 156 page 149) south line to a R.R. spike found in the center of C.R. 140, witnessed by an iron pin set S 87 degrees 18' 50" W 26.48 feet;
- 10) Along a curve to the left having a delta angle of 47 degrees 19' 13", R – 238.73 feet, Ch. Brg. – S 54 degrees 36' 45" E, Ch. – 191.61 feet along the centerline of C.R. 140 an arc distance of 197.17 feet to a point;
- 11) S 76 degrees 21' 58" E 200.45 feet along the centerline of C.R. 140 to a point;
- 12) S 87 degrees 54' 46" E 148.03 feet along the centerline of C.R. 140 to a point;
- 13) N 83 degrees 32' 07" E 214.50 feet along the centerline of C.R. 140 to a point;
- 14) S 84 degrees 42' 46" E 144.68 feet along the centerline of C.R. 140 to a point;
- 15) S 73 degrees 18' 24" E 23.13 feet along the centerline of C.R. 140 to a point, witnessed by a 5/8 inch rebar found S 03 degrees 38' 44" W 24.17 feet;
- 16) S 03 degrees 38' 44" W 471.27 feet along Jeremy J. Hershberger and Kristine M. Hershberger's (O.R. 220 page 1613) west line to a 5/8 inch rebar found;
- 17) S 89 degrees 53' 27" E 342.04 feet along said Hershberger's south line to a 5/8 inch rebar found;
- 18) S 00 degrees 50' 39" W 1285.02 feet along Wayne D. Yoder and Grace Yoder's (D.V. 263 page 267) west line and along Hamsher Family Land Company, LLC's

(O.R. 264 page 6167) west line to a 5/8 inch rebar found on the Clark Township line and on the quarter section line;

19) N 88 degrees 40' 06" W 1305.45 feet along the Clark Township line and along the quarter section line to a 5/8 inch rebar found marking the southwest corner of the northwest quarter of Section 5;

20) N 01 degree 02' 18" E 68.97 feet along the Clark Township line and along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 95.131 acres, but subject to all highways and easements of record. Containing 45.571 acres in Section 1 and 49.560 acres in Section 5.

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, 2011 adjustment.

See Holmes County Plat Book 19, page 5335 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
July 11, 2024


Donald C. Baker P.S. 6938



Parcel Number: 2600945001

FILE DESCRIPTION
Holmes County Map Office
7/25/2024

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