

Description 88.129 acre parcel

Being a part of the southwest quarter of Section 20 and the northwest quarter of Section 21 and the northeast quarter of Section 22, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Ivan L. Miller and Mary J. Miller in Deed vol. 215 page 927, Deed vol. 244 page 11 and Official Record vol. 16 page 11, PN 2601301000, PN 2601302000, PN 2601302001 and PN 2601308000.

Described as follows:

Commencing at a 1/2 inch pipe found marking the southwest corner of the southwest quarter of Section 20, thence N 01 degrees 47' 23" E 227.99 feet along the section line to an iron pin set the TRUE POINT OF BEGINNING, witnessed by a 1/2 inch pipe found N 88 degrees 50' 16" E 1.31 feet.

thence with the following THIRTY (30) COURSES:

- 1) N 01 degrees 47' 23" E 974.19 feet along the section line to a 5/8 inch rebar found;
- 2) N 76 degrees 58' 20" E 433.27 feet along Mark B. Coblenz's (Deed vol. 220 page 271) south line to a 5/8 inch rebar found;
- 3) S 09 degrees 05' 11" E 221.10 feet along Fredrick A. Caudill and Jean Ann Caudill's (O.R. vol. 252 page 4638) west line to a 5/8 inch rebar found;
- 4) N 77 degrees 01' 50" E 197.67 feet along said Caudill's south line to a point in the center of S.R. 39, witnessed by a 5/8 inch rebar found S 77 degrees 01' 50" W 95.21 feet;
- 5) S 09 degrees 03' 22" E 350.01 feet along the centerline of S.R. 39 to a point;
- 6) Along a curve to the left having a delta angle of 21 degrees 23' 30", R – 4092.56 feet, T – 772.99 feet, Ch. Brg. – S 19 degrees 45' 07" E, Ch. – 1519.12 feet (passing into the northwest quarter of Section 21) along the centerline of S.R. 39 an arc distance of 1527.98 feet to a point;
- 7) S 30 degrees 26' 45" E 322.64 feet along the centerline of S.R. 39 to a point;
- 8) S 30 degrees 27' 52" E 25.05 feet along the centerline of S.R. 39 to a point;
- 9) S 30 degrees 20' 34" E 161.78 feet along the centerline of S.R. 39 to a point, witnessed by a 5/8 inch rebar found S 59 degrees 19' 20" W 56.44 feet;
- 10) S 59 degrees 19' 20" W 314.34 feet along Wal-Miller, LLC's (O.R. vol. 253 page 170) north line to a point, witnessed by a 5/8 inch rebar found N 59 degrees 19' 20" E 22.69 feet;
- 11) S 21 degrees 45' 41" W 633.00 feet along said Wal-Miller, LLC's west line to a point, witnessed by a 5/8 inch rebar found N 86 degrees 39' 50" E 25.49 feet;
- 12) S 32 degrees 06' 22" W 146.99 feet along said Wal-Miller, LLC's west line to a point, witnessed by a 5/8 inch rebar found S 19 degrees 20' 40" E 24.40 feet;
- 13) S 53 degrees 56' 12" W 453.42 feet along Jodi Lynn Miller, Co-Trustee and Jon Eric Miller, Co-Trustee's (O.R. vol. 252 page 6174) north line and along the north line of Lot 1 of Wal-Miller Subdivision (P. 19-2714) to a point, witnessed by a 1/2 inch pipe found S 75 degrees 53' 25" W 38.98 feet;
- 14) S 75 degrees 53' 25" W 1224.10 feet (passing into the northeast quarter of Section 22) along Ben Troyer, Jr. and Mary K. Troyer's (Deed vol. 239 page 267) north line to a 1/2 inch pipe found;
- 15) N 16 degrees 41' 32" E 221.00 feet along said Troyer's (Deed vol. 272 page 837) east line to a 5/8 inch rebar found;
- 16) N 13 degrees 32' 35" E 94.68 feet along said Troyer's east line to an iron pin set;
- 17) N 64 degrees 57' 05" W 60.44 feet along said Troyer's north line to a 5/8 inch rebar found;

- 18) N 13 degrees 26' 34" W 129.40 feet along said Troyer's (Deed vol. 239 page 267) north line to a point in the center of C.R. 114, witnessed by an iron pin set S 13 degrees 26' 34" E 23.98 feet;
- 19) N 30 degrees 31' 28" E 22.36 feet along the centerline of C.R. 114 to a point;
- 20) N 31 degrees 48' 56" E 111.27 feet along the centerline of C.R. 114 to a point;
- 21) N 37 degrees 15' 44" E 111.13 feet along the centerline of C.R. 114 to a point;
- 22) N 40 degrees 38' 14" E 56.70 feet along the centerline of C.R. 114 to a point;
- 23) N 44 degrees 27' 44" E 85.79 feet along the centerline of C.R. 114 to a point;
- 24) N 45 degrees 55' 08" E 282.41 feet along the centerline of C.R. 114 to a point;
- 25) N 43 degrees 40' 05" E 93.40 feet along the centerline of C.R. 114 to a point;
- 26) N 35 degrees 06' 06" E 119.15 feet along the centerline of C.R. 114 to a point on the section line;
- 27) N 02 degrees 07' 48" E 958.11 feet along the section line to a 1/2 inch pipe found;
- 28) N 88 degrees 48' 58" E 200.00 feet along Jesse D. Stutzman and Esta E. Stutzman's (Deed vol. 220 page 808) south line to a 1/2 inch pipe found;
- 29) N 02 degrees 07' 56" E 675.20 feet (passing into the southwest quarter of Section 20) along said Stutzman's east line to a 1/2 inch pipe found;
- 30) S 88 degrees 50' 16" W 201.38 feet along said Stutzman's north line to the TRUE POINT OF BEGINNING.

This parcel contains 88.129 acres, but subject to all highways and easements of record. Containing 20.400 acres in the southwest quarter of Section 20, 58.948 acres in the northwest quarter of Section 21 and 8.781 acres in the northeast quarter of Section 22.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from Plat vol. 19 page 597.

See Holmes County Plat Book 19, page 4610 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
December 8, 2021

*Donald C. Baker*

Donald C. Baker P.S. 6938



Parcel Number: 2601301001

**FILE DESCRIPTION**  
Holmes County Map Office  
1/26/2022

2 of 2