

Description 0.052 acre parcel

Being part of the southwest quarter of Section 20, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands conveyed to Matthew I. Miller and Laurita L. Miller in Official Record vol. 280 page 1593, PN 2601301001.

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 degree 16' 35" E 1202.18 feet along the section line to a 5/8 inch rebar found, thence N 76 degrees 27' 32" E 433.27 feet along Living Waters Fellowship Church's (O.R. 284 page 5191) south line to a 5/8 inch rebar found, thence S 09 degrees 35' 01" E 221.10 feet along Fredrick A. Caudill and Jean Ann Caudill's (O.R. 252 page 4638) west line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 76 degrees 27' 32" E 197.50 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 76 degrees 27' 32" W 95.21 feet;
- 2) S 52 degrees 19' 51" W 36.02 feet through the lands of said Miller to an iron pin set;
- 3) S 72 degrees 44' 21" W 64.07 feet through the lands of said Miller to an iron pin set;
- 4) S 87 degrees 04' 44" W 102.45 feet through the lands of said Miller to the TRUE POINT OF BEGINNING.

This parcel contains 0.052 acres but subject to all highways and easements of record. To go to adjoiner.

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 5130 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
April 21, 2023

Aaron L. Gerber

P.S. 8379



Parcel Number: 2601301002

FILE DESCRIPTION

Holmes County Map Office

10/25/2023