

Description 0.831 acre parcel

Being part of the northwest quarter of Section 21, 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 1/2 inch rod found marking the southwest corner of the northwest quarter of Section 21, thence S 88 degrees 18' 50" E 88.56 feet along the quarter section line to a point, thence N 53 degrees 56' 12" E 1163.20 feet along the west line of Lot 1 of Wal-Miller Subdivision (Plat vol. 19 page 2714) and along Jodi Lynn Miller, Co-Trustee and Jon Eric Miller, Co-Trustee's (O.R. 252 page 6174) west line and along a stream to a point, thence N 32 degrees 06' 22" E 146.99 feet along Wal-Miller, LLC's (O.R. 253 page 170) west line and along a stream to a point, thence N 21 degrees 45' 41" E 633.00 feet along said Wal-Miller, LLC's west line and along a stream to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 59 degrees 19' 20" E 22.69 feet.

thence with the following FOUR (4) COURSES:

- 1) N 20 degrees 46' 05" E 307.90 feet through the lands of said Matthew I. Miller and Laurita L. Miller and along a stream to a point, witnessed by an iron pin set S 23 degrees 24' 42" E 21.52 feet;
- 2) N 81 degrees 20' 17" E 80.36 feet through the lands of said Miller and along a stream to a point in the center of S.R. 39, witnessed by an iron pin set S 45 degrees 15' 44" W 32.33 feet;
- 3) 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;
- 4) S 59 degrees 19' 20" W 314.34 feet along said Wal-Miller, LLC's north line to the TRUE POINT OF BEGINNING.

This parcel contains 0.831 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 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 5180 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
May 11, 2023

Donald C. Baker

P.S. 6938



Parcel Number: 2601301003

**FILE DESCRIPTION**

Holmes County Map Office

12/21/2023