

Description 3.500 acre parcel – Tract B

Being part of Lot 14, First Quarter, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands conveyed to David D. Miller and Lizzie L. Miller in Official Record vol. 263 page 4162, PN 2601372006.

Described as follows:

Commencing at a R.R. spike found in C.R. 168 marking the southwest corner of Lot 14, thence S 88 degrees 16' 13" E 97.80 feet along the lot line and along C.R. 168 to a point, thence N 01 degree 00' 13" E 301.70 feet along David M. Miller, Dora M. Miller, and Karen D. Miller's (O.R. 269 page 2324) west line to a 5/8 inch rebar found, thence S 88 degrees 16' 13" E 280.23 feet along said David M. Miller, Dora M. Miller, and Karen D. Miller's north line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 00 degrees 14' 23" E 346.83 feet through the lands of said David D. Miller and Lizzie L. Miller to an iron pin set;
- 2) S 88 degrees 16' 13" E 439.74 feet through the lands of said David D. Miller and Lizzie L. Miller to a point in the center of C.R. 168, witnessed by an iron pin set N 88 degrees 16' 13" W 20.93 feet;
- 3) S 00 degrees 14' 23" W 346.83 feet along the centerline of C.R. 168 to a point, witnessed by a 5/8 inch rebar found N 88 degrees 16' 13" W 25.71 feet;
- 4) N 88 degrees 16' 13" W 439.74 feet along David M. Miller, Dora M. Miller, and Karen D. Miller's (O.R. 224 page 323 and O.R. 269 page 2324) north line to the TRUE POINT OF BEGINNING.

This parcel contains 3.500 acres but subject to all highways and easements of record.

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 5006 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
February 15, 2023



Aaron L. Gerber P.S. 8379



Parcel Number: 2601372009

FILE DESCRIPTION
Holmes County Map Office
5/24/2023