

Description 12.279 acre parcel

Being part of Lot 25, First Quarter, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Sheldon Overholt and Betty Overholt in Official Record vol. 259 page 2093, PN 2601404000.

Described as follows:

Commencing at a R.R. spike found in T.R. 401 marking the northwest corner of Lot 25, thence S 00 degrees 44' 46" W 679.22 feet along the lot line and along T.R. 401 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 88 degrees 23' 16" E 38.25 feet.

thence with the following TEN (10) COURSES:

- 1) N 88 degrees 23' 16" E 476.72 feet through the lands of said Overholt to an iron pin set;
- 2) S 00 degrees 55' 29" W 148.56 feet through the lands of said Overholt to an iron pin set;
- 3) N 89 degrees 56' 35" E 626.07 feet through the lands of said Overholt to an iron pin set on Wayne L. Yoder and Karin Loess Yoder's (D.V. 281 page 497) west line;
- 4) S 02 degrees 48' 23" E 524.25 feet along said Yoder's west line to a 5/8 inch rebar found on Melvin D. Miller and Sara Ann Miller's (D.V. 277 page 724) north line;
- 5) N 88 degrees 36' 40" W 832.68 feet along said Miller's north line to a 5/8 inch rebar found;
- 6) N 18 degrees 37' 45" W 266.97 feet along Kermit D. Miller and Amy J. Miller's (O.R. 281 page 1931) east line to a 5/8 inch rebar found;
- 7) N 49 degrees 28' 04" W 143.65 feet along said Miller's north line to a 5/8 inch rebar found;
- 8) N 00 degrees 44' 46" E 225.87 feet along Jesse Miller's (D.V. 197 page 496 and D.V. 222 page 99) east line to a 5/8 inch rebar found;
- 9) N 88 degrees 45' 40" W 102.77 feet along said Miller's north line to a point on the lot line and in T.R. 401, witnessed by a 5/8 inch rebar found S 88 degrees 45' 40" E 12.49 feet;
- 10) N 00 degrees 44' 46" E 63.54 feet along the lot line and along T.R. 401 to the TRUE POINT OF BEGINNING.

This parcel contains 12.279 acres, but subject to all highways and easements of record.

Subject to an existing 50 foot easement recorded in Plat vol. 12 page 87.

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 4881 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
November 29, 2022



Donald C. Baker

P.S. 6938



Parcel Number: 2601404009

FILE DESCRIPTION

Holmes County Map Office

12/15/2022

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