

Description 55.982 acre parcel

Being a part of the northwest quarter of Section 24 and the northeast and southeast quarter of Section 25, Clark Township, T-8 N, R-5 W, Holmes County, Ohio, also known as all of the lands conveyed to Vernon M. Miller and Martha V. Miller in Deed vol. 281 page 675, PN 0200311000, PN 0200309000, and PN 0200383003.

Described as follows:

Beginning at a stone found marking the northeast corner of the southeast quarter of Section 25 the TRUE POINT OF BEGINNING.

thence with the following THIRTEEN (13) COURSES:

- 1) S 02 degrees 40' 51" W 780.86 feet along the section line to a stone found;
- 2) N 87 degrees 57' 01" W 1318.67 feet along Melvin J. Yoder and Freda A. Yoder's (O.R. 220 page 1289) north line to a stone found;
- 3) N 01 degrees 11' 18" E 332.12 feet along said Yoder's east line to a 5/8 inch rebar found;
- 4) N 34 degrees 03' 35" E 631.25 feet (passing into the northeast quarter of Section 25) along Abe H. Troyer and Rosie Troyer's (D.V. 259 page 131 and O.R. 68 page 865) south line to a 5/8 inch rebar found;
- 5) N 28 degrees 20' 03" W 439.36 feet along said Troyer's (O.R. 68 page 865) east line to a point in C.R. 59 and on Emanuel R. Yoder and Martha Yoder's (O.R. 116 page 912) east line, witnessed by a 5/8 inch rebar found S 28 degrees 20' 03" E 23.59 feet;
- 6) N 51 degrees 56' 02" E 131.96 feet along said Emanuel R. Yoder and Martha Yoder's east line and along C.R. 59 to a point;
- 7) N 41 degrees 56' 02" E 396.00 feet along said Emanuel R. Yoder and Martha Yoder's east line and along C.R. 59 to a point;
- 8) N 35 degrees 56' 02" E 462.00 feet along said Emanuel R. Yoder and Martha Yoder's east line and along C.R. 59 to a point;
- 9) N 37 degrees 16' 53" E 604.41 feet along said Emanuel R. Yoder and Martha Yoder's east line and along C.R. 59 to a point;
- 10) N 59 degrees 28' 45" E 226.82 feet along said Emanuel R. Yoder and Martha Yoder's east line and along C.R. 59 to a R.R. spike found, witnessed by a 5/8 inch rebar found S 35 degrees 27' 26" E 25.00 feet;

- 11) S 35 degrees 27' 26" E 436.79 feet (passing into the northwest quarter of Section 24) along Ervin M. Miller and Katie Miller's (D.V. 281 page 673, D.V. 271 page 136, and D.V. 271 page 132) west line to a 5/8 inch rebar found;
- 12) S 40 degrees 28' 06" W 339.34 feet along Dan. A. Raber and Ada Raber's (O.R. 269 page 4285) west line to a 5/8 inch rebar found on the section line;
- 13) S 01 degrees 28' 13" W 1241.50 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 55.982 acres, but subject to all highways and easements of record. Containing 1.343 acres in the northwest quarter of Section 24, 32.490 acres in the northeast quarter of Section 25, and 22.149 acres in the southeast quarter of Section 25.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".

Basis of bearings assumed.

See Holmes County Plat Book 19, page 4530 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
September 20, 2021

Donald C. Baker P.S. 6938



Parcel Number: 0200311002

FILE DESCRIPTION
Holmes County Map Office
10/26/2021

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