

Description 19.499 acre parcel

Being part of the southwest quarter of Section 17, Clark Township, T-8 N, R-5 W, Holmes County, Ohio, also known as all of the lands conveyed to Melvin J. Nisley in Deed vol. 198 page 420, Official Record vol. 187 page 1146, and Official Record vol. 214 page 3127, PN 0200357000.

Described as follows:

Commencing at a stone found marking the southwest corner of the southwest quarter of Section 17, thence N 00 degrees 44' 03" E 822.59 feet along the section line to a point the TRUE POINT OF BEGINNING, witnessed by a stone found N 88 degrees 39' 08" W 1.45 feet.

thence with the following FOUR (4) COURSES:

- 1) N 00 degrees 44' 03" E 495.00 feet along the section line to a 1 inch pipe found;
- 2) S 88 degrees 39' 08" E 1716.00 feet along Paul E. Nisley and Rebecca A. Nisley's (O.R. 228 page 2108) south line to an iron pin set;
- 3) S 00 degrees 44' 03" W 495.00 feet along said Paul E. Nisley and Rebecca A. Nisley's west line to an iron pin set on Ivan D. Miller and Amanda Sue Miller's (O.R. 248 page 189) north line;
- 4) N 88 degrees 39' 08" W 1716.00 feet along said Miller's north line and along Joseph D. Miller and Sara Miller's (O.R. 238 page 3414) north line to the TRUE POINT OF BEGINNING.

This parcel contains 19.499 acres but subject to all highways and easements of record.

This parcel has access by an existing 12 foot easement recorded in Official Record vol. 228 page 2108 and Official Record vol. 214 page 3127 and further described as follows:

Being part of the southwest quarter of Section 17, Clark Township, T-8 N, R-5 W, Holmes County, Ohio, also known as part of the lands conveyed to Paul E. Nisley and Rebecca A. Nisley in Official Record vol. 228 page 2108, and part of the lands conveyed to Joseph P. Miller and Lizzie Ann Miller in Official Record vol. 235 page 1623, PN 0200353000 and PN 0200361000.


Commencing at a stone found marking the southwest corner of the southwest quarter of Section 17, thence N 00 degrees 44' 03" E 1317.59 feet along the section line to a 1 inch pipe found, thence S 88 degrees 39' 08" E 1710.00 feet along Melvin J. Nisley's (D.V. 198 page 420, O.R. 187 page 1146, and O.R. 214 page 3127) north line to a point the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES along the centerline of a 12 foot easement:

- 1) N 00 degrees 44' 03" E 6.00 feet through the lands of said Paul E. Nisley and Rebecca A. Nisley to a point;
- 2) S 88 degrees 39' 08" E 83.00 feet through the lands of said Paul E. Nisley and Rebecca A. Nisley to a point;
- 3) N 87 degrees 53' 12" E 117.00 feet through the lands of said Paul E. Nisley and Rebecca A. Nisley to a point;
- 4) N 81 degrees 01' 23" E 280.00 feet through the lands of said Paul E. Nisley and Rebecca A. Nisley to a point;
- 5) N 73 degrees 01' 48" E 101.00 feet partly through the lands of said Paul E. Nisley and Rebecca A. Nisley and partly through the lands of said Miller to a point;
- 6) N 23 degrees 03' 49" E 23.00 feet through the lands of said Miller to a point in C.R. 600 and THERE ENDS.

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.

See Holmes County Plat Book 19, page 4795 for survey.  
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.  
December 29, 2021

  
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Aaron L. Gerber P.S. 8379



Parcel Number: 0200357001

**FILE DESCRIPTION**  
Holmes County Map Office  
9/9/2022

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