

Description 7.159 acre parcel

Being part of the southwest quarter of Section 23 and the southeast quarter of Section 24, T-8 N, R-5 W, Clark Township, Holmes County, Ohio, also known as all of the lands conveyed to Aaron L. Miller and Mary Sue Miller in Official Record vol. 278 page 611 and Official Record vol. 281 page 82, PN 0300046000, PN 0300046001, and PN 0300045000.

Described as follows:

Beginning at a 5/8 inch rebar found on the Coshocton County line and in C.R. 12 marking the southeast corner of the southeast quarter of Section 24 the TRUE POINT OF BEGINNING.

thence with the following NINE (9) COURSES:

- 1) N 88 degrees 49' 28" W 949.26 feet along the Coshocton County line and along the section line and along C.R. 12 to a point, witnessed by a 5/8 inch rebar found N 00 degrees 32' 31" E 17.87 feet;
- 2) N 00 degrees 32' 31" E 344.33 feet along Zion Hill Cemetery Association Near New Bedford's (D.V. 222 page 364) east line to a 5/8 inch rebar found;
- 3) S 89 degrees 15' 08" E 369.91 feet along David J. Yoder and Anna N. Yoder's (O.R. 63 page 840) south line to a 5/8 inch rebar found;
- 4) S 88 degrees 17' 57" E 159.69 feet along Abe N. Miller, Co-Trustee and Fannie J. Miller, Co-Trustee's (O.R. 201 page 2908) south line to a 5/8 inch rebar found;
- 5) S 88 degrees 14' 35" E 161.06 feet along said Abe N. Miller, Co-Trustee and Fannie J. Miller, Co-Trustee's south line to a point on NB Land Holdings, LLC's (O.R. 281 page 78) west line and in C.R. 600, witnessed by a 5/8 inch rebar found N 88 degrees 14' 35" W 25.10 feet;
- 6) S 48 degrees 19' 33" E 172.50 feet along said NB Land Holdings, LLC's west line and along C.R. 600 to a R.R. spike found;
- 7) S 52 degrees 03' 14" E 164.70 feet along the centerline of C.R. 600 to a point on the section line;
- 8) S 52 degrees 19' 13" E 222.31 feet (passing into the southwest quarter of Section 23) along the centerline of C.R. 600 to a mag nail found on the Coshocton County line and on the section line and at the intersection of C.R. 600 and C.R. 12;
- 9) N 89 degrees 10' 43" W 179.37 feet along the Coshocton County line and along the section line and along C.R. 12 to the TRUE POINT OF BEGINNING.

This parcel contains 7.159 acres, but subject to all highways and easements of record.

Containing 0.274 acres in the southwest quarter of Section 23 and 6.885 acres in the southeast quarter of Section 24.

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 4727 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
April 21, 2022



Donald C. Baker P.S. 6938



Parcel Number: 0300045001

FILE DESCRIPTION
Holmes County Map Office
6/29/2022

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