

Description 1.450 acre parcel

Being a part of the northwest quarter of Section 20, Hardy Township, T-9 N, R-7 W, Holmes County, Ohio, also known as part of the lands conveyed to Lawrence Miller and Susan M. Miller in Official Record vol. 257 page 4854, PN 0600433001.

Described as follows:

Commencing at a point marking the northwest corner of the northwest quarter of Section 20, thence S 04 degrees 14' 55" W 942.94 feet along the section line to a point, thence N 76 degrees 22' 20" E 715.14 feet along J. Carice Jameson's (O.R. 36 page 844) south line to a point in the center of T.R. 312, thence S 21 degrees 52' 17" E 10.26 feet along the centerline of T.R. 312 to a point, thence S 18 degrees 47' 00" E 220.01 feet along the centerline of T.R. 312 to a point, the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 81 degrees 24' 01" E 23.04 feet.

thence with the following FIVE (5) COURSES:

- 1) N 81 degrees 24' 01" E 298.80 feet through the lands of said Miller to an iron pin set on the west line of Tract 18 of Port Washington Road Acres - Replat of Tracts 18, 19, 20 (Plat vol. 17 page 755) and on Christina Conn and Carey Conn's (O.R. 229 page 2536) west line;
- 2) S 19 degrees 00' 00" E 208.26 feet along the west line of Tract 18 of said Port Washington Road Acres – Replat of Tracts 18, 19, 20 and along said Conn's west line and partly along the west line of Tract 19 of said Port Washington Road Acres – Replat of Tracts 18, 19, 20 and along Charles G. O'Neal and Marianne B. O'Neal's (O.R. 255 page 5765) west line to a 5/8 inch rebar found;
- 3) S 79 degrees 30' 00" W 303.59 feet along Merlin Kaufman and Bonnie L. Kaufman's (O.R. 246 page 5128) north line to a point in the center of T.R. 312, witnessed by a 5/8 inch rebar found N 79 degrees 30' 00" E 23.08 feet;
- 4) N 16 degrees 30' 00" W 138.97 feet along the centerline of T.R. 312 to a mag nail found;
- 5) N 18 degrees 47' 00" W 78.49 feet along the centerline of T.R. 312 to the TRUE POINT OF BEGINNING.

This parcel contains 1.450 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 6938". Bearings from Plat vol. 19 page 3062.

See Holmes County Plat Book 19, page 3940 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
November 4, 2019


Donald C. Baker P.S. 6938



Parcel Number: 0600433002

FILE DESCRIPTION
Holmes County Map Office
12/3/2019