

Description 38.336 acre parcel

Being part of the northeast and southeast quarters of Fractional Section 6, T-9 N, R-6 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed to Merle D. Miller and Lillian Miller in Official Record vol. 16 page 228, PN 0600513000, PN 0600512001, and PN 0600512000.

Described as follows:

Beginning at a stone found marking the northeast corner of the southeast quarter of Fractional Section 6 the TRUE POINT OF BEGINNING.

thence with the following FIFTEEN (15) COURSES:

- 1) S 01 degree 19' 28" W 313.50 feet along the section line to a point in a ravine, witnessed by an iron pin set N 01 degree 19' 28" E 53.35 feet;
- 2) N 86 degrees 40' 23" W 168.30 feet along Skyview Regular Baptist Ranch, Inc.'s (O.R. 231 page 728) north line to a point in a ravine, witnessed by an iron pin set N 38 degrees 58' 32" E 43.36 feet;
- 3) N 41 degrees 40' 23" W 224.40 feet along said Skyview Regular Baptist Ranch, Inc.'s north line to a point in a ravine, witnessed by an iron pin set N 22 degrees 12' 07" E 52.07 feet;
- 4) N 70 degrees 23' 03" W 231.00 feet along said Skyview Regular Baptist Ranch, Inc.'s north line to a point in a ravine, witnessed by an iron pin set N 50 degrees 39' 37" E 81.67 feet;
- 5) N 40 degrees 24' 52" W 85.14 feet along said Skyview Regular Baptist Ranch, Inc.'s north line to an iron pin set on the quarter section line;
- 6) S 02 degrees 04' 57" W 184.80 feet along said Skyview Regular Baptist Ranch, Inc.'s west line to a 5/8 inch rebar found;
- 7) S 72 degrees 02' 30" W 428.74 feet along said Skyview Regular Baptist Ranch, Inc.'s north line to an iron pin set;
- 8) N 00 degrees 36' 29" E 321.25 feet along Robert L. Starnier and Beverly A. Starnier's (O.R. 283 page 7120) east line to an iron pin set on the quarter section line;
- 9) N 01 degree 24' 14" E 1434.43 feet (passing into the northeast quarter of Fractional Section 6) along said Starnier's east line to a point in the center of C.R. 203, witnessed by an iron pin set S 01 degree 24' 14" W 15.18 feet;
- 10) N 82 degrees 41' 19" E 43.77 feet along the centerline of C.R. 203 to a point;
- 11) N 86 degrees 17' 42" E 99.84 feet along the centerline of C.R. 203 to a point;
- 12) N 87 degrees 45' 31" E 79.37 feet along the centerline of C.R. 203 to a point;
- 13) N 87 degrees 57' 52" E 304.26 feet along the centerline of C.R. 203 to a point;

- 14) S 83 degrees 42' 53" E 479.59 feet along the centerline of C.R. 203 to a R.R. spike found on the section line, witnessed by a mag nail set S 01 degree 12' 23" W 17.20 feet;
- 15) S 01 degree 12' 23" W 1418.45 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 38.336 acres, but subject to all highways and easements of record. Containing 33.434 acres in the northeast quarter of Fractional Section 6 and 4.902 acres in the southeast quarter of Fractional Section 6.

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 5499 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
January 21, 2025

Donald C. Baker P.S. 6938



PPN: 0600513006

**FILE DESCRIPTION**  
Holmes County Map Office  
2/25/2025