

Description 54.179 acre parcel

Being part of Lot 20, Second Quarter, T-8 N, R-6 W, Mechanic Township, Holmes County, Ohio, also known as part of the lands conveyed to Ervin A. Miller and Lucy L. Miller in Deed vol. 186 page 261, PN 1300268000 and PN 1300269000.

Described as follows:

Beginning at a 5/8 inch rebar found at the intersection of T.R. 130 and T.R. 131 marking the northeast corner of Lot 20 the TRUE POINT OF BEGINNING.

thence with the following FOURTEEN (14) COURSES:


- 1) S 01 degree 17' 24" W 1142.55 feet along the lot line and along T.R. 130 to a point, witnessed by a 5/8 inch rebar found N 88 degrees 16' 06" W 42.62 feet;
- 2) N 88 degrees 16' 06" W 648.97 feet along Mark A. Schlabach's (O.R. 264 page 387) north line to a 5/8 inch rebar found;
- 3) S 00 degrees 08' 02" W 301.31 feet along said Schlabach's west line to a 5/8 inch rebar found;
- 4) N 88 degrees 16' 06" W 593.79 feet along said Schlabach's north line and along the north line of Lot 1 of Truit Acres Subdivision (Plat vol. 19 page 1300) to a 5/8 inch rebar found;
- 5) N 00 degrees 08' 02" E 716.01 feet along Ervin A. Miller and Lucy L. Miller's (O.R. 230 page 2332) east line to a 5/8 inch rebar found;
- 6) S 69 degrees 29' 28" W 329.98 feet along said Miller's north line to a 5/8 inch rebar found;
- 7) S 71 degrees 00' 38" W 755.51 feet along said Miller's (O.R. 230 page 56) north line to a 5/8 inch rebar found on Michael A. Schonauer and April D. Schonauer's (O.R. 34 page 335) east line;
- 8) N 00 degrees 58' 34" E 587.29 feet along said Schonauer's east line and along Abe N. Troyer and Katie Troyer's (O.R. 287 page 2147) east line to a 5/8 inch rebar found;
- 9) S 88 degrees 25' 14" E 19.84 feet along said Troyer's (O.R. 269 page 4621) south line to a 5/8 inch rebar found;
- 10) N 12 degrees 51' 58" E 161.80 feet along said Troyer's east line to a 5/8 inch rebar found;
- 11) N 39 degrees 51' 32" E 252.31 feet along said Troyer's east line to an iron pin set;
- 12) S 88 degrees 25' 15" E 729.60 feet through the lands of said Miller (D.V. 186 page 261) to an iron pin set;

- 13) N 27 degrees 03' 28" W 193.91 feet through the lands of said Miller to a point on the lot line and in T.R. 131, witnessed by an iron pin set S 27 degrees 03' 28" E 31.49 feet;
- 14) S 88 degrees 25' 15" E 1422.26 feet along the lot line and along T.R. 131 to the TRUE POINT OF BEGINNING.

This parcel contains 54.179 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". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5477 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
August 21, 2024


Donald C. Baker P.S. 6938



Parcel Number: 1300269006

FILE DESCRIPTION
Holmes County Map Office
1/17/2025