

Description 30.292 acre parcel

Being part of Lots 20 and 22, First Quarter, T-9 N, R-8 W, Monroe Township, Holmes County, Ohio, also known as all of the lands conveyed to Levi E. Miller and Clara Miller in Deed vol. 220 page 755, PN 1400473000 and PN 1400472000.

Described as follows:

Beginning at a point marking the southeast corner of Lot 22 the TRUE POINT OF BEGINNING.

thence with the following FOURTEEN (14) COURSES:

- 1) N 87 degrees 57' 09" W 847.60 feet along the lot line to a stone found;
- 2) N 01 degrees 59' 34" E 1666.85 feet along L & C Rental Properties, Ltd.'s (O.R. 258 page 605) east line to a point on the lot line and in T.R. 263, witnessed by an iron pin set S 01 degrees 59' 34" W 16.27 feet;
- 3) S 87 degrees 36' 42" E 363.47 feet along the lot line and along T.R. 263 to a 5/8 inch rebar found in T.R. 262;
- 4) S 43 degrees 49' 15" E 231.09 feet along the centerline of T.R. 262 to a point;
- 5) S 31 degrees 48' 31" E 181.01 feet along the centerline of T.R. 262 to a point;
- 6) S 15 degrees 55' 52" E 160.41 feet along the centerline of T.R. 262 to a point, witnessed by an iron pin set S 35 degrees 57' 44" W 34.82 feet;
- 7) S 35 degrees 57' 44" W 469.86 feet along LDM Enterprises, LLC's (O.R. 48 page 513) west line to a 5/8 inch rebar found;
- 8) S 04 degrees 37' 59" W 656.48 feet along said LDM Enterprises, LLC's west line to a 5/8 inch rebar found;
- 9) S 85 degrees 05' 28" E 704.70 feet (passing into Lot 20) along said LDM Enterprises, LLC's south line to a 5/8 inch rebar found;
- 10) N 15 degrees 26' 53" E 636.66 feet along said LDM Enterprises, LLC's east line to a point in the center of T.R. 262, witnessed by a 5/8 inch rebar found S 15 degrees 26' 53" W 19.17 feet;
- 11) S 68 degrees 45' 50" E 538.17 feet along the centerline of T.R. 262 to a R.R. spike found;
- 12) S 87 degrees 50' 54" E 47.81 feet along Joshua Neville's (O.R. 255 page 2864) south line and along T.R. 262 to a point, witnessed by a 5/8 inch rebar found S 02 degrees 20' 41" W 23.31 feet;

- 13) S 02 degrees 20' 41" W 575.62 feet along Ryan L. Mast's (O.R. 270 page 5375) west line and along Edward Hochstetler and Irene Hochstetler's (O.R. 267 page 5902) west line to an iron pin set on the lot line;
- 14) N 87 degrees 08' 44" W 943.27 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 30.292 acres, but subject to all highways and easements of record. Containing 10.491 acres in Lot 20 and 19.801 acres in Lot 22.

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 4734 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
June 16, 2022

Donald C. Baker P.S. 6938



Parcel Number: 1400473002

**FILE DESCRIPTION**

Holmes County Map Office  
7/12/2022