

Description 5.161 acre parcel

Being part of Lot 3, Fourth Quarter, T-10 N, R-5 W, Paint Township, Holmes County, Ohio, also known as the remainder of the lands conveyed to Marvin M. Miller and Edna Miller in Deed vol. 245 page 772 and Official Record vol. 69 page 432 and Marvin Miller and Edna Miller in Official Record vol. 190 page 2739, PN 1500005001, PN 1500990009, PN 1500004005, and PN 1500990008.

Described as follows:

Beginning at a 5/8 inch rebar found marking the northeast corner of Lot 3, thence S 01 degree 56' 58" W 660.60 feet along the lot line to a 5/8 inch rebar found, thence N 85 degrees 13' 05" W 430.21 feet along James W. Gertz, Trustee and Sharon L. Gertz, Trustee's (O.R. 207 page 593) south line to a 5/8 inch rebar found, thence S 02 degrees 26' 48" W 155.00 feet along said Gertz's (O.R. 208 page 471) east line to a 5/8 inch rebar found, thence N 71 degrees 27' 33" W 343.01 feet along Stevie J. Weaver and Leah I. Weaver's (O.R. 290 page 4528) north line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following NINE (9) COURSES:

- 1) S 05 degrees 51' 56" W 185.48 feet along said Weaver's west line to a 5/8 inch rebar found;
- 2) N 81 degrees 53' 06" W 665.04 feet along said Weaver's north line to a 5/8 inch rebar found;
- 3) N 57 degrees 59' 56" W 274.29 feet along said Weaver's north line to a 5/8 inch rebar found;
- 4) N 78 degrees 43' 38" W 75.00 feet along said Weaver's north line to a point in the center of S.R. 515, witnessed by a 5/8 inch rebar found S 78 degrees 43' 38" E 36.67 feet;
- 5) N 33 degrees 22' 07" E 96.38 feet along the centerline of S.R. 515 to a point;
- 6) N 31 degrees 00' 48" E 70.72 feet along the centerline of S.R. 515 to a point, witnessed by a 5/8 inch rebar found S 84 degrees 11' 44" E 30.00 feet;
- 7) S 84 degrees 11' 44" E 565.77 feet along Christopher J. Gertz and Kristina K. Gertz's (O.R. 84 page 315) south line to a point;
- 8) S 18 degrees 32' 28" W 40.00 feet along said Gertz's west line to a 5/8 inch rebar found;
- 9) S 71 degrees 27' 33" E 362.72 feet along said Gertz's south line and along James W. Gertz, Trustee and Sharon L. Gertz, Trustee's (O.R. 208 page 471) south line to the TRUE POINT OF BEGINNING.

This parcel contains 5.161 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 5476 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
December 5, 2024



Donald C. Baker

P.S. 6938



PPN: 1500005002

FILE DESCRIPTION

Holmes County Map Office
1/15/2025