

Description 4.325 acre parcel

Being part of the northeast quarter of Section 30, T-15 N, R-11 W, Paint Township, Holmes County, Ohio, also known as part of the lands conveyed to Levi H. Miller and Mary Ann Miller in Official Record vol. 48 page 296 and Official Record vol. 216 page 502, PN 1500238000.

Described as follows:

Commencing at a stone found marking the southwest corner of the northeast quarter of Section 30, thence N 89 degrees 04' 37" E 822.30 feet along the quarter section line to a point in the center of S.R. 241, thence N 51 degrees 37' 09" E 82.21 feet along the centerline of S.R. 241 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 89 degrees 04' 37" W 46.45 feet.

thence with the following FIVE (5) COURSES:

- 1) S 89 degrees 04' 37" W 330.85 feet through the lands of said Miller to an iron pin set;
- 2) N 06 degrees 56' 22" W 447.00 feet through the lands of said Miller to an iron pin set;
- 3) N 86 degrees 00' 34" E 389.81 feet through the lands of said Miller to a 5/8 inch rebar found;
- 4) S 14 degrees 53' 37" E 395.15 feet along Aaron H. Miller and Miriam J. Miller's (O.R. 50 page 910) west line to a point in the center of S.R. 241, witnessed by a 5/8 inch rebar found N 14 degrees 53' 37" W 27.36 feet;
- 5) S 51 degrees 37' 09" W 134.73 feet along the centerline of S.R. 241 to the TRUE POINT OF BEGINNING.

This parcel contains 4.325 acres, but subject to all highways and easements of record.

Also granting the use of a 50 foot secondary easement for the purpose of ingress and egress, further described as follows:

Being part of the northeast quarter of Section 30, T-15 N, R-11 W, Paint Township, Holmes County, Ohio, also known as part of the lands conveyed to Levi H. Miller and Mary Ann Miller in Official Record vol. 48 page 296 and Official Record vol. 216 page 502, PN 1500238000.

Commencing at a stone found marking the southwest corner of the northeast quarter of Section 30, thence N 89 degrees 04' 37" E 822.30 feet along the quarter section line to a point in the center of S.R. 241, thence N 51 degrees 37' 09" E 41.105 feet along the centerline of S.R. 241 to a point the TRUE POINT OF BEGINNING

thence S 89 degrees 04' 37" W 292.00 feet along the centerline of a 50 foot secondary easement and through the lands of said Miller to a point and THERE ENDS.

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 5074 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
April 26, 2023
Revised June 20, 2023



Donald C. Baker P.S. 6938



Parcel Number: 1500238003

FILE DESCRIPTION

Holmes County Map Office
8/23/2023

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