

Description 3.429 acre parcel

Being a part of Lot 39, Third Quarter, Paint Township, T-10 N, R-4 W, Holmes County, Ohio, also known as part of Lot 7 in Kunzli's Subdivision (Plat vol. 1 page 98), also known as part of the lands conveyed to Tena Miller in Official Record vol. 252 page 6534 and Official Record vol. 285 page 1800, PN 1500817001.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northeast corner of Lot 39, thence N 87 degrees 30' 10" W 179.87 feet along the lot line to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 01 degree 41' 51" W 23.91 feet.

thence with the following SIX (6) COURSES:

- 1) S 01 degree 41' 51" W 216.36 feet along said Miller's (PN 1500817000) west line to a 5/8 inch rebar found;
- 2) S 75 degree 06' 58" E 184.72 feet along said Miller's (PN 1500817000) south line to an iron pin set on the lot line;
- 3) S 01 degree 41' 51" W 74.01 feet along the lot line to an iron pin set;
- 4) N 78 degrees 08' 42" W 708.32 feet along the north line of Lot 6 of said Kunzli's Subdivision and along Jacob J. Miller's (D.V. 199 page 591) north line to an iron pin set on the east line of Lot 8 of said Kunzli's Subdivision and on Noah P. Miller and Rachel H. Miller's (O.R. 279 page 6961) east line;
- 5) N 03 degrees 04' 52" W 215.82 feet along the east line of said Lot 8 of Kunzli's Subdivision and along said Noah P. Miller and Rachel H. Miller's east line to a 5/8 inch rebar found on the lot line;
- 6) S 87 degrees 30' 10" E 535.39 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 3.429 acres, but subject to all highways and easements of record.

This parcel has access by a 50 foot easement for the purpose of ingress, egress, and general utilities, further described as follows:

Being a part of Lot 26, Third Quarter, Paint Township, T-10 N, R-4 W, Holmes County, Ohio, also known as part of the lands conveyed to Tena Miller in Official Record vol. 252 page 6534 and Official Record vol. 285 page 1800, PN 1500372001.

Commencing at a 5/8 inch rebar found marking the northwest corner of Lot 26, thence S 01 degree 41' 51" W 291.94 feet along the lot line to a point the TRUE POINT OF BEGINNING.

thence with the following TWO (2) COURSES along the centerline of a 50 foot easement:

- 1) S 75 degrees 06' 58" E 25.68 feet through the lands of said Miller to a point;
- 2) S 38 degrees 01' 38" E 98.15 feet through the lands of said Miller to a point in the center of U.S. 62 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 4994 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
March 6, 2023
Revised April 20, 2023

Donald C. Baker P.S. 6938



Parcel Number: 1500817002

FILE DESCRIPTION

Holmes County Map Office
5/8/2023