

Description 7.678 acre parcel

Being a part of the northwest quarter of Section 3, T-13 N, R-13 W and a part of the southwest quarter of Section 34, T-14 N, R-13 W, Prairie Township, Holmes County, Ohio, also known as part of the lands conveyed to Roy A. Miller, Trustee and Barbara L. Miller, Trustee in Official Record vol. 208 page 2792, PN 1700194000 and PN 1700194004.

Described as follows:

Beginning at a 5/8 inch rebar found in C.R. 245 marking the northeast corner of the northwest quarter of Section 3 the TRUE POINT OF BEGINNING.

thence with the following NINE (9) COURSES:

- 1) S 02 degrees 59' 56" W 756.49 feet along the quarter section line and along C.R. 245 to a point at the intersection of C.R. 245 and S.R. 83;
- 2) N 16 degrees 15' 40" W 98.88 feet along the centerline of S.R. 83 to a point;
- 3) N 30 degrees 42' 23" W 100.00 feet along the centerline of S.R. 83 to a point;
- 4) N 46 degrees 45' 24" W 100.00 feet along the centerline of S.R. 83 to a point;
- 5) N 61 degrees 11' 01" W 100.04 feet along the centerline of S.R. 83 to a point;
- 6) N 67 degrees 32' 24" W 272.20 feet along the centerline of S.R. 83 to a point, witnessed by an iron pin set N 10 degrees 36' 04" W 25.11 feet;
- 7) N 10 degrees 36' 04" W 498.28 feet (passing into the southwest quarter of Section 34) through the lands of said Miller to an iron pin set;
- 8) S 87 degrees 00' 00" E 628.31 feet partly through the lands of said Miller and partly along R Miller Land Development, Ltd.'s (O.R. 270 page 4199) south line to a point on the quarter section line and in C.R. 245, witnessed by a 5/8 inch rebar found N 87 degrees 00' 00" W 25.00 feet;
- 9) S 03 degrees 00' 00" W 103.21 feet along the quarter section line and along C.R. 245 to the TRUE POINT OF BEGINNING.

This parcel contains 7.678 acres, but subject to all highways and easements of record. Containing 6.233 acres in the northwest quarter of Section 3 and 1.445 acres in the southwest quarter of Section 34.

This parcel is subject to and has access by a 60 foot easement for the purpose of ingress, egress and general utilities, and further described as follows:

Being a part of the northwest quarter of Section 3, T-13 N, R-13 W and a part of the southwest quarter of Section 34, T-14 N, R-13 W, Prairie Township, Holmes County, Ohio, also known as part of the lands conveyed to Roy A. Miller, Trustee and Barbara L. Miller, Trustee in Official Record vol. 208 page 2792, PN 1700194000.

Commencing at a 5/8 inch rebar found in C.R. 245 marking the southeast corner of the southwest quarter of Section 34, thence N 03 degrees 00' 00" E 103.21 feet along the quarter section line and along C.R. 245 to a point, thence N 87 degrees 00' 00" W 628.31 feet partly along R Miller Land Development, Ltd.'s (O.R. 270 page 4199) south line and partly through the lands of said Miller to an iron pin set the TRUE POINT OF BEGINNING.

thence S 10 degrees 36' 04" E 498.28 feet (passing into the northwest quarter of Section 3) along the centerline of said 60 foot easement and through the lands of said Miller to a point in the center of S.R. 83 and THERE ENDS, witnessed by an iron pin set N 10 degrees 36' 04" W 25.11 feet.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938".
Basis of bearings from Plat vol. 16 page 590.

See Holmes County Plat Book 19, page 4072 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
April 22, 2020



Donald C. Baker P.S. 6938



Parcel Number: 1700194006

FILE DESCRIPTION
Holmes County Map Office
5/29/2020

2 of 2