

Description 126.299 acre parcel

Being a part of the southwest quarter of Section 1 and the northwest quarter of Section 12, Prairie Township, T-13 N, R-13 W, Holmes County, Ohio, also known as all of the lands conveyed to Eli Allen Miller and Esther A. Miller in Deed vol. 233 page 551, Deed vol. 190 page 637 and Official Record vol. 163 page 482 and part of the lands conveyed to Eli Allen Miller and Esther Miller in Official Record vol. 265 page 1995, PN 1700295000, PN 1700304000, PN 1700296001, PN 1700294000 and PN 1700172001.

Described as follows:

Beginning at a 5/8 inch rebar found marking the northeast corner of the northwest quarter of Section 12 the TRUE POINT OF BEGINNING.

thence with the following TWENTY-SIX (26) COURSES:

- 1) S 00 degrees 12' 57" W 1305.48 feet along the quarter section line to a 5/8 inch rebar found;
- 2) N 56 degrees 51' 49" W 1845.31 feet along Wayne R. Troyer and Freda Mae Troyer's (O.R. 251 page 1016) north line to a point;
- 3) N 86 degrees 20' 05" W 983.58 feet along said Troyer's north line and along Levi G. Weaver and Ruth Weaver's (D.V. 206 page 774) north line to a P.K. nail set on the section line and in T.R. 568, witnessed by an iron pin set S 86 degrees 20' 05" E 21.08 feet;
- 4) N 00 degrees 23' 12" W 280.50 feet along the section line and along T.R. 568 to a 5/8 inch rebar found marking the northwest corner of the northwest quarter of Section 12;
- 5) N 00 degrees 25' 19" E 1611.07 feet along the section line and along T.R. 568 to a 5/8 inch rebar found;
- 6) S 89 degrees 44' 32" E 28.65 feet (passing into the southwest quarter of Section 1) along Raymond Jay Yoder and Ada Mae Yoder's (O.R. 130 page 817) south line to a mag nail found in the center of T.R. 568;
- 7) S 03 degrees 32' 23" W 215.99 feet along the centerline of T.R. 568 to a point, witnessed by a 5/8 inch rebar found N 89 degrees 52' 20" E 28.65 feet;
- 8) N 89 degrees 52' 20" E 201.20 feet along Sarah Ann Hershberger and Martha D. Hershberger's (O.R. 211 page 1947) south line to a 1/2 inch pipe found;
- 9) N 04 degrees 03' 10" E 214.75 feet along said Hershberger's east line to a point, witnessed by a 5/8 inch rebar found N 04 degrees 03' 10" E 0.77 feet;
- 10) S 89 degrees 44' 32" E 2312.38 feet along said Hershberger, Dena D. Hershberger and Barbara D. Hershberger (O.R. 175 page 29) and Marvin D. Hershberger, Martha M. Hershberger, Barbara D. Hershberger and Dena D. Hershberger's (O.R. 175 page 34) south line to a 5/8 inch rebar found on the quarter section line;
- 11) S 00 degrees 46' 38" W 1477.87 feet along the quarter section line to a point in the center of C.R. 189;
- 12) N 56 degrees 14' 15" W 279.42 feet along the centerline of C.R. 189 to a point;
- 13) N 56 degrees 14' 15" W 101.43 feet along the centerline of C.R. 189 to a point;
- 14) N 55 degrees 49' 27" W 265.81 feet along the centerline of C.R. 189 to a point;
- 15) N 63 degrees 02' 00" W 96.22 feet along the centerline of C.R. 189 to a point;
- 16) N 73 degrees 08' 44" W 198.19 feet along the centerline of C.R. 189 to a point;
- 17) N 75 degrees 56' 28" W 104.15 feet along the centerline of C.R. 189 to a point, witnessed by a 5/8 inch rebar found S 00 degrees 13' 33" W 24.27 feet;


- 18) S 00 degrees 13' 33" W 263.50 feet along Eli Allen Miller and Esther Miller's (O.R. 265 page 1995, PN 1700296000) west line to a 3/4 inch pipe found;
- 19) S 73 degrees 40' 38" E 307.18 feet along said Miller's (O.R. 265 page 1995, PN 1700296000) south line to a 5/8 inch rebar found;
- 20) N 20 degrees 18' 46" E 22.19 feet along said Miller's (O.R. 265 page 1995, PN 1700296000) east line to a 5/8 inch rebar found;
- 21) S 67 degrees 33' 58" E 85.27 feet along Robert Hershberger and Naomi Hershberger's (O.R. 269 page 3617) south line to a 5/8 inch rebar found;
- 22) S 61 degrees 22' 51" E 186.35 feet along said Hershberger's south line to a 5/8 inch rebar found;
- 23) N 60 degrees 13' 53" E 68.31 feet along said Hershberger's east line to a 5/8 inch rebar found;
- 24) N 42 degrees 26' 08" E 114.93 feet along said Hershberger's east line to a point in the center of C.R. 189, witnessed by a 5/8 inch rebar found S 42 degrees 26' 08" W 41.28 feet;
- 25) S 56 degrees 14' 15" E 279.42 feet along the centerline of C.R. 189 to a point on the quarter section line;
- 26) S 00 degrees 46' 38" W 168.48 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 126.299 acres, but subject to all highways and easements of record.

Containing 90.469 acres in the southwest quarter of Section 1 and 35.830 acres in the northwest quarter of Section 12.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings assumed.

See Holmes County Plat Book 19, page 4420 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
September 18, 2020

  
Donald C. Baker P.S. 6938



Parcel Number: 1700295002

**FILE DESCRIPTION**  
Holmes County Map Office  
6/14/2021