

Description 3.277 acre parcel

Being part of the northwest quarter of Section 7, Prairie Township, T-13 N, R-13 W, Holmes County, Ohio, also known as part of the lands conveyed to Allen E. Miller and Betty Ann Miller in Deed vol. 251 page 422, PN 1700305000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northeast corner of the northwest quarter of Section 7, thence S 00 degrees 20' 51" E 932.49 feet along the quarter section line to a point, thence N 65 degrees 37' 45" W 409.91 feet along Steven R. Yoder and Regina W. Yoder's (O.R. 281 page 6900) north line to a 5/8 inch rebar found, thence S 50 degrees 24' 47" W 462.54 feet along Steven R. Yoder and Regina W. Yoder's (O.R. 281 page 6900) west line to a point in the center of T.R. 551, thence N 38 degrees 18' 43" W 43.74 feet along the centerline of T.R. 551, thence N 31 degrees 02' 54" W 46.26 feet along the centerline of T.R. 551 to a point, thence N 27 degrees 52' 37" W 142.06 feet along the centerline of T.R. 551 to a point, thence N 30 degrees 59' 40" W 113.83 feet along the centerline of T.R. 551 to a point, thence S 43 degrees 12' 35" W 584.80 feet along Marcus D. Miller and Ina Miller's (O.R. 265 page 2076) north line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES:

- 1) S 32 degrees 47' 56" E 276.69 feet along said Miller's west line to a 5/8 inch rebar found on Steven R. Yoder and Regina W. Yoder's (O.R. 281 page 6900) north line;
- 2) S 76 degrees 15' 53" W 478.64 feet along said Yoder's north line to a stone found;
- 3) S 00 degrees 02' 48" W 267.46 feet along said Yoder's west line to a 5/8 inch rebar found;
- 4) N 32 degrees 54' 55" W 408.71 feet along Allen E. Miller and Betty Ann Miller's (D.V. 255 page 89) east line to an iron pin set;
- 5) N 63 degrees 16' 26" E 601.66 feet through the lands of said Allen E. Miller and Betty Ann Miller (D.V. 251 page 422) to the TRUE POINT OF BEGINNING.

This parcel contains 3.277 acres but subject to all highways and easements of record. To go to adjoiner.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5199 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
November 15, 2023

Donald C. Baker

P.S. 6938



Parcel Number: 1700305002

**FILE DESCRIPTION**

Holmes County Map Office

1/17/2024