

Description 15.557 acre parcel

Being part of the northwest quarter of Section 3, T-13 N, R-13 W, Prairie Township, Holmes County, Ohio, also known as part of the lands conveyed to Wesley H. Miller and Marilyn E. Miller in Official Record vol. 278 page 133, PN 1700619007.

Described as follows:

Commencing at a 3/4 inch pipe found in C.R. 245 marking the northeast corner of the northwest quarter of Section 3, thence S 00 degrees 11' 26" E 756.49 feet along the quarter section line and partly along C.R. 245 to a point in S.R. 83 the TRUE POINT OF BEGINNING.

thence with the following TWENTY-ONE (21) COURSES:

- 1) S 00 degrees 11' 26" E 167.81 feet along the quarter section line and along S.R. 83 to a point, witnessed by an iron pin set N 40 degrees 28' 39" W 111.98 feet;
- 2) S 80 degrees 12' 30" W 306.79 feet along Village of Holmesville's (O.R. 17 page 454) north line and along a stream to a point, witnessed by a 5/8 inch rebar found S 26 degrees 22' 28" E 60.00 feet;
- 3) S 72 degrees 24' 09" W 137.46 feet along said Village of Holmesville's north line and along a stream to a point, witnessed by a 5/8 inch rebar found S 26 degrees 22' 28" E 80.00 feet;
- 4) S 54 degrees 09' 32" W 57.03 feet along said Village of Holmesville's north line and along a stream to a point, witnessed by a 5/8 inch rebar found S 00 degrees 11' 26" E 80.00 feet;
- 5) S 52 degrees 04' 50" W 185.64 feet through the lands of said Miller and along a stream to a point, witnessed by an iron pin set S 22 degrees 09' 38" W 59.43 feet;
- 6) S 76 degrees 41' 27" W 234.18 feet through the lands of said Miller and along a stream to a point, witnessed by an iron pin set S 06 degrees 51' 52" E 31.83 feet;
- 7) S 84 degrees 52' 14" W 150.50 feet through the lands of said Miller and along a stream to a point, witnessed by an iron pin set S 12 degrees 42' 31" W 51.02 feet;
- 8) N 84 degrees 46' 53" W 212.26 feet through the lands of said Miller and along a stream to a point;
- 9) S 73 degrees 25' 53" W 57.00 feet through the lands of said Miller and along a stream to a point;
- 10) S 52 degrees 27' 21" W 89.97 feet through the lands of said Miller and along a stream to a point, witnessed by an iron pin set S 52 degrees 00' 01" E 70.34 feet;
- 11) S 41 degrees 34' 37" W 89.11 feet through the lands of said Miller and along a stream to a point;
- 12) S 76 degrees 27' 33" W 137.99 feet through the lands of said Miller and along a stream to a point on State of Ohio, Dept. of Natural Resources' (D.V. 204 page 465) east line, witnessed by an iron pin set N 00 degrees 15' 00" W 196.46 feet;
- 13) N 00 degrees 15' 00" W 438.53 feet along said State of Ohio, Dept. of Natural Resources' east line to a 5/8 inch rebar found;
- 14) N 72 degrees 39' 58" E 547.05 feet along David Scott Swartzentruber and Victoria Darlene Swartzentruber's (O.R. 202 page 1518) south line and along Freedom Road Apostolic Church, Inc.'s (O.R. 210 page 1412) south line to a 5/8 inch rebar found;
- 15) N 72 degrees 38' 58" E 434.44 feet along Craig A. Zimmerly, Co-Trustee and Gwendolyn A. Zimmerly, Co-Trustee's (O.R. 281 page 5515) south line to a 5/8 inch rebar found;
- 16) N 60 degrees 46' 33" E 378.11 feet along said Zimmerly's south line to a point in S.R. 83, witnessed by a 5/8 inch rebar found S 60 degrees 46' 33" W 50.00 feet;

- 17) S 70 degrees 44' 57" E 14.48 feet along Holmes-Wayne Electric Cooperative, Inc.'s (O.R. 272 page 2294) south line and along S.R. 83 to a point;
- 18) S 64 degrees 23' 34" E 100.04 feet along said Holmes-Wayne Electric Cooperative, Inc.'s south line and along S.R. 83 to a point;
- 19) S 49 degrees 57' 57" E 100.00 feet along said Holmes-Wayne Electric Cooperative, Inc.'s south line and along S.R. 83 to a point;
- 20) S 33 degrees 54' 56" E 100.00 feet along said Holmes-Wayne Electric Cooperative, Inc.'s south line and along S.R. 83 to a point;
- 21) S 19 degrees 19' 44" E 98.80 feet along said Holmes-Wayne Electric Cooperative, Inc.'s south line and along S.R. 83 to the TRUE POINT OF BEGINNING.

This parcel contains 15.557 acres, but subject to all highways and easements of record.

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 5374 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
July 30, 2024

Donald C. Baker P.S. 6938



Parcel Number: 1700619009

**FILE DESCRIPTION**  
Holmes County Map Office  
9/6/2024