

Description 0.442 acre parcel

Being a part of the northwest quarter of Section 16, Walnut Creek Township, T-9 N, R-4 W, Holmes County, Ohio.

Described as follows:

Commencing at a stone found marking the northwest corner of the northwest quarter of Section 16, thence S 03 degrees 00' 00" W 1264.04 feet along the section line to a point, thence S 86 degrees 11' 54" E 205.74 feet along Josie Alan Miller and Rhoda Ann Miller's (Deed vol. 274 page 827) south line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES:

- 1) S 86 degrees 11' 54" E 95.33 feet along said Miller's south line to a 5/8 inch rebar found;
- 2) S 16 degrees 27' 55" W 225.15 feet to a point in T.R. 444 and on TGC Holdings, LLC's (O.R. vol. 266 page 7412) north line, witnessed by an iron pin set N 16 degrees 27' 55" E 30.75 feet;
- 3) N 66 degrees 49' 00" W 14.51 feet along T.R. 444 and along said TGC Holdings, LLC's north line to a point;
- 4) N 58 degrees 44' 00" W 84.35 feet along T.R. 444 and along said TGC Holdings, LLC's north line to a point, witnessed by an iron pin set N 17 degrees 24' 04" E 19.47 feet;
- 5) N 17 degrees 24' 04" E 181.03 feet to the TRUE POINT OF BEGINNING.

This parcel contains 0.442 acres, but subject to all highways and easements of record.

The above described 0.442 acre parcel is subject to an easement for the purpose of ingress, egress and general utilities, and further described as follows:

Being a part of the northwest quarter of Section 16, Walnut Creek Township, T-9 N, R-4 W, Holmes County, Ohio, also known as part of the lands conveyed to Willis D. Miller and Priscilla R. Miller in Deed vol. 242 page 145, PN 2600692000.

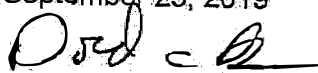
Commencing at a stone found marking the northwest corner of the northwest quarter of Section 16, thence S 03 degrees 00' 00" W 1355.86 feet along the section line to a point in T.R. 444, thence S 58 degrees 44' 00" E 266.80 feet along T.R. 444 and along TGC Holdings, LLC's (O.R. vol. 266 page 7412) north line to a point the TRUE POINT OF BEGINNING.

thence with the following THREE (3) COURSES:

- 1) N 42 degrees 51' 20" E 32.43 feet through the lands of said Miller to an iron pin set;
- 2) S 16 degrees 27' 55" W 30.75 feet through the lands of said Miller to a point in T.R. 444 and on said TGC Holdings, LLC's north line;
- 3) N 66 degrees 49' 00" W 14.51 feet along T.R. 444 and along said TGC Holdings, LLC's north line to the TRUE POINT OF BEGINNING.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938".
Bearings from Plat vol. 19 page 469.

See Holmes County Plat Book 19, page 3951 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938,
September 25, 2019



Donald C. Baker P.S. 6938



Parcel Number: 2600379002

FILE DESCRIPTION
Holmes County Map Office
12/9/2019

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