

Description 125.922 acre parcel

Being part of the northwest and southwest quarters of Section 16, T-9 N, R-4 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Myron D. Miller and Linda Miller in Official Record vol. 138 page 380, PN 2600443000 and PN 2600443004.

Described as follows:

Beginning at a stone found marking the southwest corner of the northwest quarter of Section 16 the TRUE POINT OF BEGINNING.

thence with the following TWENTY-THREE (23) COURSES:

- 1) N 00 degrees 28' 32" E 137.94 feet along the section line to a stone found;
- 2) S 82 degrees 44' 54" E 984.76 feet along Jesse L. Mast and Jennifer R. Mast (O.R. 253 page 1051) and Jean Hostetler and Kathryn J. Hostetler aka Jean Hostetler's (O.R. 209 page 3131 and O.R. 266 page 3439) south line and along the south line of Lot 6 of Eastern Hochstetler Allotment (Plat vol. 19 page 1479) to a 3/4 inch pipe found;
- 3) S 11 degrees 27' 18" W 294.43 feet (passing into the southwest quarter of Section 16) along Joseph J. Varga and Ashley R. Varga's (O.R. 258 page 1449) west line to a 3/4 pipe found;
- 4) S 82 degrees 40' 45" E 151.17 feet along said Varga's south line to a 3/4 inch pipe found;
- 5) N 11 degrees 23' 17" E 294.59 feet (passing into the northwest quarter of Section 16) along said Varga's east line to a 3/4 inch pipe found;
- 6) S 82 degrees 44' 54" E 210.14 feet along said Hostetler's south line and along the south line of Lot 6 of said Eastern Hochstetler Allotment to a 5/8 inch rebar found;
- 7) S 04 degrees 24' 41" W 210.72 feet (passing into the southwest quarter of Section 16) along Debra Kay Miller (O.R. 123 page 851 and O.R. 124 page 20) and Myron D. Miller's (O.R. 199 page 1874) west line to a 5/8 inch rebar found;
- 8) S 66 degrees 19' 32" E 179.14 feet along said Debra Kay Miller and Myron D. Miller's south line to a R.R. spike found in T.R. 420, witnessed by a 5/8 inch rebar found N 66 degrees 19' 32" W 23.14 feet;
- 9) N 08 degrees 02' 21" E 83.48 feet along the centerline of T.R. 420 to a R.R. spike found;
- 10) N 00 degrees 25' 55" W 191.40 feet along the centerline of T.R. 420 to a R.R. spike found on the quarter section line, witnessed by an iron pin set S 88 degrees 28' 14" E 25.29 feet;
- 11) S 88 degrees 28' 14" E 778.85 feet along the quarter section line to an iron pin set;
- 12) S 01 degrees 30' 56" W 2640.17 feet along Reuben M. Miller and Esther R. Miller's (D.V. 276 page 568) west line and along Nelson A. Hershberger and Clara H. Hershberger's (D.V. 218 page 48) west line to a point on the section line and in C.R. 144, witnessed by an iron pin set N 01 degrees 30' 56" E 67.52 feet;
- 13) N 88 degrees 38' 55" W 1322.92 feet along the section line and along C.R. 144 to a point, witnessed by an iron pin set N 06 degrees 55' 05" W 37.34 feet;
- 14) N 06 degrees 55' 05" W 723.04 feet through the lands of said Myron D. Miller and Linda Miller to a point in a creek, witnessed by an iron pin set S 06 degrees 55' 05" E 27.00 feet;
- 15) S 67 degrees 32' 24" W 359.77 feet through the lands of said Myron D. Miller and Linda Miller and along a creek to a point, witnessed by a 5/8 inch rebar found S 01 degrees 26' 18" W 19.76 feet;

- 16) S 69 degrees 25' 25" W 553.45 feet along JM Coblentz Properties, LLC's (O.R. 261 page 6008) north line and partly along a creek to a 5/8 inch rebar found on the section line;
- 17) N 01 degrees 26' 18" E 1418.58 feet along the section line to a point in T.R. 421, witnessed by an iron pin set S 01 degrees 26' 18" W 46.36 feet;
- 18) N 41 degrees 49' 40" E 130.72 feet along Donald Q. Mast, Co-Trustee and Sherilyn D. Mast, Co-Trustee's (O.R. 49 page 116) south line and along T.R. 421 to a 5/8 inch rebar found;
- 19) N 78 degrees 06' 23" E 132.09 feet along said Donald Q. Mast, Co-Trustee and Sherilyn D. Mast, Co-Trustee's south line and along T.R. 421 to a 5/8 inch rebar found, witnessed by an iron pin set N 39 degrees 36' 27" W 24.10 feet;
- 20) N 39 degrees 36' 27" W 94.19 feet along said Donald Q. Mast, Co-Trustee and Sherilyn D. Mast, Co-Trustee's east line to a 5/8 inch rebar found;
- 21) N 28 degrees 29' 12" W 181.41 feet along said Donald Q. Mast, Co-Trustee and Sherilyn D. Mast, Co-Trustee's east line to an iron pin set;
- 22) N 25 degrees 15' 41" W 135.50 feet along said Donald Q. Mast, Co-Trustee and Sherilyn D. Mast, Co-Trustee's east line to an iron pin set on the section line;
- 23) N 01 degrees 26' 18" E 385.72 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 125.922 acres, but subject to all highways and easements of record.

Containing 2.060 acres in the northwest quarter of Section 16 and 123.862 acres in the southwest quarter of Section 16.

This parcel is subject to an existing 50 foot easement recorded in Plat vol. 8 page 358.

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 4657 for survey.
 This survey made and description prepared by Donald C. Baker, P.S. 6938.
 February 16, 2022


 Donald C. Baker P.S. 6938



Parcel Number: 2600443007

FILE DESCRIPTION
 Holmes County Map Office
 3/29/2022