

Description 12.206 acre parcel

Being a part of the northwest quarter of Section 21, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Ivan L. Miller and Mary J. Miller in Deed vol. 215 page 927, PN 2600482000.

Described as follows:

Commencing at a 1/2 pipe found marking the northwest corner of the northwest quarter of Section 21, thence S 88 degrees 50' 26" E 954.37 feet along the section line to a point in the center of S.R. 39, thence along a curve to the left having a delta angle of 06 degrees 37' 22", R – 4092.56 feet, T – 236.79 feet, Ch. Brg. – S 23 degrees 57' 34" E, Ch. – 472.79 feet along S.R. 39 an arc distance of 473.05 feet to a point at the intersection of S.R. 39 and T.R. 421 and C.R. 114 the TRUE POINT OF BEGINNING.

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

- 1) N 62 degrees 26' 41" E 330.63 feet along the centerline of T.R. 421 to a point, witnessed by a 5/8 inch rebar found S 37 degrees 30' 31" E 35.19 feet;
- 2) S 37 degrees 30' 31" E 99.90 feet along The Board of Holmes County Commissioners' (O.R. vol. 97 page 724) west line to a 5/8 inch rebar found;
- 3) N 62 degrees 26' 41" E 80.53 feet along said Commissioners' south line to a point in the center of C.R. 145, witnessed by a 5/8 inch rebar found S 62 degrees 26' 41" W 21.62 feet;
- 4) S 39 degrees 21' 46" E 156.99 feet along the centerline of C.R. 145 to a point;
- 5) S 40 degrees 45' 25" E 165.43 feet along the centerline of C.R. 145 to a point;
- 6) S 42 degrees 32' 55" E 77.86 feet along the centerline of C.R. 145 to a point;
- 7) S 41 degrees 36' 03" E 119.39 feet along the centerline of C.R. 145 to a point;
- 8) S 41 degrees 59' 46" E 468.44 feet along the centerline of C.R. 145 to a point;
- 9) S 32 degrees 12' 46" E 131.75 feet along C.R. 145 and along Walnut Creek Mennonite Church's (O.R. 278 page 7275) west line to a point;
- 10) S 27 degrees 09' 46" E 109.70 feet along C.R. 145 and along Walnut Creek Mennonite Church's west line to a point;
- 11) S 16 degrees 29' 46" E 216.30 feet along C.R. 145 and along Walnut Creek Mennonite Church's west line to a point;
- 12) S 07 degrees 42' 19" E 244.88 feet along C.R. 145 and along Walnut Creek Mennonite Church's west line to a point;
- 13) S 09 degrees 04' 00" E 93.85 feet along C.R. 145 and along Walnut Creek Mennonite Church's west line to a point, witnessed by a 5/8 inch rebar found S 75 degrees 41' 51" W 29.92 feet;
- 14) S 75 degrees 41' 51" W 131.57 feet along Stamark Company, Ltd.'s (O.R. vol. 100 page 17) south line to a 5/8 inch rebar found;
- 15) N 30 degrees 09' 38" W 386.95 feet along said Stamark Company, Ltd.'s east line to a 5/8 inch rebar found;
- 16) N 27 degrees 46' 00" W 423.96 feet along said Stamark Company, Ltd.'s (O.R. 176 page 2762) east line to a 5/8 inch rebar found;
- 17) N 28 degrees 39' 51" W 195.68 feet along said Stamark Company, Ltd.'s east line to a 5/8 inch rebar found;
- 18) N 13 degrees 02' 16" W 308.56 feet along said Stamark Company, Ltd.'s east line to a point, witnessed by a 5/8 inch rebar found S 13 degrees 02' 16" E 38.95 feet;
- 19) S 55 degrees 14' 36" W 428.09 feet along said Stamark Company, Ltd.'s north line to a point in the center of S.R. 39, witnessed by a 5/8 inch rebar found N 55 degrees 14' 36" E 40.28 feet;

- 20) N 30 degrees 26' 45" W 322.64 feet along the centerline of S.R. 39 to a point;
- 21) Along a curve to the right having a delta angle of 03 degrees 10' 37", R – 4092.56 feet, T – 113.49 feet, Ch. Brg. – N 28 degrees 51' 33" W, Ch. – 226.90 feet along the centerline of S.R. 39 an arc distance of 226.92 feet to the TRUE POINT OF BEGINNING.

This parcel contains 12.206 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 Plat vol. 19 page 597.

See Holmes County Plat Book 19, page 4610 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
December 8, 2021

Donald C. Baker P.S. 6938



Parcel Number: 2600482006

FILE DESCRIPTION
Holmes County Map Office
1/26/2022

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