

Description 97.817 acre parcel

Being part of the northeast and northwest quarters of Section 4, T-8 N, R-4 W, and the southeast quarter of Section 24, T-9 N, R-4 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Scott B. Miller, Co-Trustee and Julie A. Stocker, Co-Trustee in Official Record vol. 284 page 637, PN 2600469000, PN 2600470000, PN 2600546000, PN 2600545000, and PN 2600471000.

Described as follows:

Beginning at a 5/8 inch rebar found on the Clark Township line marking the southeast corner of the northwest quarter of Section 4 the TRUE POINT OF BEGINNING.

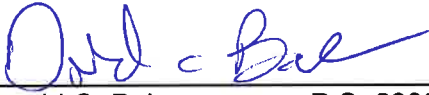
thence with the following SEVENTEEN (17) COURSES:

- 1) N 88 degrees 39' 09" W 468.58 feet along the Clark Township line and along the quarter section line to a 5/8 inch rebar found;
- 2) N 00 degrees 29' 06" W 1154.27 feet along CBSA, Ltd.'s (O.R. 267 page 1150) east line to a 5/8 inch rebar found;
- 3) S 88 degrees 39' 19" E 563.54 feet (passing into the northeast quarter of Section 4) along said CBSA, Ltd.'s south line to a 5/8 inch rebar found;
- 4) N 00 degrees 27' 50" W 1133.48 feet along said CBSA, Ltd.'s east line to a 5/8 inch rebar found;
- 5) S 86 degrees 46' 27" E 457.65 feet along Myrna Kay Miller, Trustee's (O.R. 204 page 1874) south line to a 5/8 inch rebar found;
- 6) N 01 degree 45' 18" E 666.65 feet (passing into the southeast quarter of Section 24) along said Miller's east line and along Irene J. Slabaugh's (O.R. 274 page 5443) east line to a point on Twila Ropp, Trustee's (O.R. 206 page 3432) south line and in C.R. 140, witnessed by a 1/2 inch pipe found S 01 degree 45' 18" W 30.75 feet;
- 7) S 74 degrees 32' 32" E 269.48 feet along said Ropp's south line and along C.R. 140 to a point;
- 8) S 67 degrees 54' 54" E 222.82 feet (passing into the northeast quarter of Section 4) along the centerline of C.R. 140 to a point;
- 9) S 66 degrees 24' 33" E 412.60 feet along the centerline of C.R. 140 to a point;
- 10) S 64 degrees 18' 07" E 138.37 feet along the centerline of C.R. 140 to a point;
- 11) S 66 degrees 04' 46" E 461.48 feet along the centerline of C.R. 140 to a point, witnessed by an iron pin set S 27 degrees 57' 15" W 32.86 feet;
- 12) S 27 degrees 57' 15" W 561.22 feet along Nicholas Neuenschwander and Kara Neuenschwander's (O.R. 264 page 6060) west line and along Berlin Mineral, Co.'s (D.V. 209 page 531) west line to a 5/8 inch rebar found;
- 13) S 26 degrees 17' 26" W 556.44 feet along said Berlin Mineral, Co.'s west line to a 5/8 inch rebar found;
- 14) S 24 degrees 01' 28" W 265.45 feet along said Berlin Mineral, Co.'s west line to a 5/8 inch rebar found;
- 15) S 20 degrees 23' 36" W 196.37 feet along said Berlin Mineral, Co.'s west line to a 5/8 inch rebar found;
- 16) S 03 degrees 25' 09" W 974.61 feet along said Berlin Mineral, Co.'s west line to an iron pin set on the Clark Township line and on the quarter section line;
- 17) N 88 degrees 17' 28" W 1200.54 feet along the Clark Township line and along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 97.817 acres, but subject to all highways and easements of record. Containing 12.924 acres in the northwest quarter of Section 4, 84.459 acres in the northeast quarter of Section 4, and 0.434 acres in the southeast quarter of Section 24.

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 5031 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
February 8, 2023



Donald C. Baker P.S. 6938



Parcel Number: 2600545001

**FILE DESCRIPTION**

Holmes County Map Office  
7/10/2023