

Description 2.252 acre parcel

Being part of the northwest quarter of Section 20, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Carol S. Gerber, as Trustee of the Milo J. Miller Trust and Anna K. Miller, as Trustee of the Anna K. Miller Trust in Official Record vol. 281 page 1770, PN 2600574000, PN 2600575000, and PN 2600576000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of the northwest quarter of Section 20, thence S 88 degrees 08' 51" E 573.04 feet along the section line to a 5/8 inch rebar found, thence S 01 degrees 46' 20" W 349.72 feet along Valleyside Acres LLC's (O.R. 269 page 1537) west line to a 5/8 inch rebar found, thence S 83 degrees 31' 04" E 424.97 feet along said Valleyside Acres, LLC's south line to a point in the center of S.R. 515, thence S 22 degrees 23' 15" W 42.95 feet along the centerline of S.R. 515 to a point, thence S 84 degrees 44' 53" E 240.10 feet along Andy E.N. Yoder and Ada Yoder's (O.R. 277 page 1454) north line to a 5/8 inch rebar found, thence S 05 degrees 58' 39" W 526.86 feet along said Yoder's east line and along Linda L. Mullet's (O.R. 277 page 1451) east line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following NINE (9) COURSES:

- 1) S 84 degrees 25' 33" E 76.15 feet along Marty A. Yoder and Rosie A. Yoder's (O.R. 282 page 985) south line to a 5/8 inch rebar found;
- 2) S 43 degrees 24' 11" E 60.00 feet along said Marty A. Yoder and Rosie A. Yoder's west line to a 3/4 inch rebar found;
- 3) S 13 degrees 34' 11" E 325.67 feet along said Marty A. Yoder and Rosie A. Yoder's west line to a 3/4 inch rebar found;
- 4) S 84 degrees 05' 55" W 176.04 feet along said Marty A. Yoder and Rosie A. Yoder's north line to a point on Daniel R. Troyer and Ruby J. Troyer's (O.R. 212 page 2453) east line and in S.R. 515, witnessed by a 5/8 inch rebar found N 84 degrees 05' 55" E 33.31 feet;
- 5) N 41 degrees 43' 25" W 43.30 feet along said Troyer's east line and along S.R. 515 to a point;
- 6) N 45 degrees 55' 30" W 213.85 feet along the centerline of S.R. 515 to a point;
- 7) N 07 degrees 29' 49" E 48.88 feet along Linda L. Mullet's (O.R. 275 page 4993) east line to a 5/8 inch rebar found;
- 8) N 15 degrees 27' 55" E 173.30 feet along Linda L. Mullet's (O.R. 282 page 3213) east line to a 5/8 inch rebar found;

9) S 84 degrees 25' 33" E 112.07 feet along Linda L. Mullet's (O.R. 277 page 1451) south line to the TRUE POINT OF BEGINNING.

This parcel contains 2.252 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 4789 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
July 26, 2022


Donald C. Baker P.S. 6938



Parcel Number: 2600574002

FILE DESCRIPTION
Holmes County Map Office
9/7/2022

2 of 2