

Description 5.541 acre parcel

Being part of the southeast quarter of Section 5, T-9 N, R-4 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Firman P. Garber and Elsie E. Garber in Deed vol. 260 page 948, PN 2600577003, PN 2600577000 and PN 2600577001.

Described as follows:

Commencing at a 3/4 inch rebar found marking the southwest corner of the southeast quarter of Section 5, thence N 01 degree 15' 54" E 676.63 feet along the quarter section line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following ELEVEN (11) COURSES:

- 1) N 01 degree 15' 54" E 201.35 feet along the quarter section line to an iron pin set;
- 2) N 83 degrees 26' 06" E 317.68 feet through the lands of said Garber to an iron pin set;
- 3) N 00 degrees 56' 44" E 301.35 feet through the lands of said Garber to an iron pin set;
- 4) N 65 degrees 47' 23" E 140.85 feet through the lands of said Garber to a point in C.R. 168, witnessed by an iron pin set S 65 degrees 47' 23" W 19.60 feet;
- 5) S 38 degrees 22' 20" E 80.79 feet along the centerline of C.R. 168 to a point;
- 6) S 52 degrees 41' 53" E 198.18 feet along Sarah W. Beachy and Esther W. Beachy's (O.R. 229 page 267 and O.R. 274 page 3659) south line and along C.R. 168 to a point;
- 7) S 67 degrees 12' 47" E 78.02 feet along said Beachy's south line and along C.R. 168 to a point, witnessed by a 5/8 inch rebar found S 64 degrees 08' 36" W 21.77 feet;
- 8) S 64 degrees 08' 36" W 210.04 feet along John A. Miller, Jr. and Joanne Miller's (D.V. 267 page 892) west line to an iron pin set;
- 9) S 53 degrees 12' 00" E 230.99 feet along said Miller's west line to an iron pin set;
- 10) S 45 degrees 19' 17" W 216.02 feet along said Miller's west line to an iron pin set on David R. Garber and Martha H. Garber's (O.R. 284 page 2377) north line;
- 11) S 89 degrees 52' 58" W 575.54 feet along said Garber's north line to the TRUE POINT OF BEGINNING.

This parcel contains 5.541 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 Surveying LLC".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83,
2011 adjustment.

See Holmes County Plat Book 19, page 4967 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
January 27, 2023



Aaron L. Gerber

P.S. 8379



Parcel Number: 2600577005

FILE DESCRIPTION

Holmes County Map Office

4/6/2023