

Description 3.204 acre parcel

Being part of the northwest quarter of Section 3 and a part of Lot 5, First Quarter, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Aaron M. Miller and Martha J. Miller in Official Record vol. 130 page 23, PN 2600583000 and PN 2600587000.

Described as follows:

Commencing at a stone found marking the southeast corner of the northwest quarter of Section 3, thence N 01 degree 15' 14" E 387.03 feet along the lot line to a point the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES:

- 1) N 55 degrees 09' 39" W 46.72 feet through the lands of said Miller to an iron pin set;
- 2) N 36 degrees 16' 58" E 181.87 feet (passing into Lot 5, First Quarter) through the lands of said Miller to an iron pin set;
- 3) S 56 degrees 51' 40" E 425.10 feet through the lands of said Miller to an iron pin set;
- 4) S 54 degrees 43' 19" E 312.48 feet through the lands of said Miller to a R.R. spike found in the center of T.R. 414;
- 5) S 43 degrees 21' 15" W 204.83 feet along the centerline of T.R. 414 to a point, witnessed by an iron pin set N 53 degrees 08' 30" W 18.61 feet;
- 6) N 53 degrees 08' 30" W 299.06 feet through the lands of said Miller to an iron pin set;
- 7) N 55 degrees 09' 39" W 366.05 feet through the lands of said Miller to the TRUE POINT OF BEGINNING.

This parcel contains 3.204 acres, but subject to all highways and easements of record. Containing 3.168 acres in Lot 5, First Quarter and 0.036 acres in Section 3.

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 5465 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
July 24, 2024

Donald C. Baker P.S. 6938



PPN: 2600583004

