

Description 11.387 acre parcel

Being part of Lot 12, First Quarter, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as the remainder of the lands conveyed to Mark E. Miller and Martha S. Miller in Official Record vol. 127 page 566, PN 2600998000.

Described as follows:

Beginning at a stone found marking the northwest corner of Lot 12 the TRUE POINT OF BEGINNING.

thence with the following TWELVE (12) COURSES:

- 1) S 88 degrees 43' 53" E 1136.82 feet along the lot line to a 1/2 inch pinchtap found;
- 2) S 29 degrees 27' 42" E 278.72 feet along Gospel Light Chapel's (D.V. 231 page 23) west line to a 5/8 inch rod found;
- 3) S 06 degrees 07' 41" E 271.61 feet along said Gospel Light Chapel's west line to a point in the center of C.R. 168, witnessed by an iron pin set N 06 degrees 07' 41" W 23.29 feet;
- 4) S 76 degrees 47' 42" W 50.84 feet along the centerline of C.R. 168 to a R.R. spike found, witnessed by a 5/8 inch rebar found N 06 degrees 06' 03" W 28.32 feet;
- 5) N 06 degrees 06' 03" W 277.65 feet along Dean W. Beachy and David Albert Beachy's (O.R. 257 page 3441) east line to a 5/8 inch rebar found;
- 6) N 50 degrees 56' 44" W 85.17 feet along said Beachy's east line to a 1/2 inch pipe found;
- 7) S 71 degrees 33' 27" W 170.74 feet along said Beachy's north line to a 1 inch pipe found;
- 8) S 00 degrees 35' 50" E 83.19 feet along said Beachy's west line to a 5/8 inch rod found;
- 9) S 76 degrees 50' 16" W 215.18 feet along said Beachy's north line to a 5/8 inch rod found;
- 10) S 65 degrees 25' 55" W 247.67 feet along said Beachy's north line and along Benny J. Troyer and Ina Sue Troyer's (O.R. 257 page 3434) north line to a 5/8 inch rod found;
- 11) N 81 degrees 30' 08" W 576.28 feet along Jason Coblentz and Mary Coblentz's (O.R. 273 page 3055) north line and along John Michael Wengerd and Caitlin C. Wengerd's (O.R. 273 page 3058) north line to a 5/8 inch rebar found on the lot line;
- 12) N 01 degree 07' 52" E 423.87 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 11.387 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 5450 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
November 13, 2024

Aaron L. Gerber

P.S. 8379



Parcel Number: 2600998012

FILE DESCRIPTION

Holmes County Map Office
12/11/2024