

Description 0.035 acre parcel

Being a part of the northwest quarter of Section 24, Walnut Creek Township, T-9 N, R-4 W, Holmes County, Ohio, also known as part of the lands conveyed to David A. Stutzman, David Stutzman and Sara Stutzman in Official Record vol. 176 page 2831 and Official Record vol. 246 page 3061, PN 2601133019 (aka a part of Lot 26 of Blackhawk Subdivision Replat of Lots 20, 21 & 22 (P. 19-2686).

Described as follows:

Commencing at a point marking the northeast corner of the northwest quarter of Section 24, thence S 00 degrees 02' 45" E 1666.12 feet along the quarter section line to a point, thence N 89 degrees 35' 01" W 800.00 feet along the south line of Lot 19 of Blackhawk Subdivision No. 1 Replat of Lot 17 (P. 2-291) and along John H. Mullet III and Lorene K. Mullet's (O.R. vol. 182 page 3367) south line to a 5/8 inch rebar found on the east line of Lot 27 of Blackhawk Subdivision Replat of Lots 20, 21 & 22 (P. 19-2686) and on Brent A. Miller and Amy R. Miller's (O.R. vol. 271 page 6721) east line, thence N 23 degrees 30' 00" E 530.10 feet along the east line of said Lot 27 and along said Miller's east line to an iron pin set marking the southeast corner of said Lot 26, thence N 48 degrees 56' 55" W 364.32 feet along the north line of said Lot 27 and along said Miller's north line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following THREE (3) COURSES:

- 1) N 48 degrees 56' 55" W 61.40 feet along the north line of said Lot 27 and along said Miller's north line to a 5/8 inch rebar found on the east line of T.R. 447;
- 2) N 22 degrees 46' 00" E 52.97 feet along the east line of T.R. 447 and along the west line of said Lot 26 to an iron pin set;
- 3) S 16 degrees 08' 35" E 92.83 feet through the lands of said Stutzman to the TRUE POINT OF BEGINNING.

This parcel contains 0.035 acres, but subject to all highways and easements of record. To go to adjoiner.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".

Basis of bearings from Plat vol. 19 page 2686.

See Holmes County Plat Book 19, page 4316 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379,
December 14, 2020

Aaron L. Gerber

P.S. 8379



Parcel Number: 2601133025

FILE DESCRIPTION

Holmes County Map Office
3/2/2021