

Description 0.125 acre parcel

Being part of the northeast quarter of Section 22, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Matthew I. Miller and Laurita L. Miller in Official Record vol. 280 page 1593, PN 2601301001.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of the northeast quarter of Section 22, thence N 02 degrees 07' 48" E 251.28 feet along the section line to a point, thence S 75 degrees 53' 25" W 527.56 feet along Ben Troyer, Jr. and Mary K. Troyer's (D.V. 239 page 267) north line to an iron pin set the TRUE POINT OF BEGINNING.


thence with the following SIX (6) COURSES:

- 1) S 75 degrees 53' 25" W 23.30 feet along said Troyer's north line to a 5/8 inch rebar found;
- 2) N 16 degrees 41' 32" E 221.00 feet along said Troyer's (D.V. 272 page 837) east line to a 5/8 inch rebar found;
- 3) N 13 degrees 32' 35" E 94.68 feet along said Troyer's (D.V. 272 page 837) east line to a 5/8 inch rebar found;
- 4) N 64 degrees 57' 05" W 60.44 feet along said Troyer's (D.V. 272 page 837) north line to a 5/8 inch rebar found;
- 5) S 75 degrees 14' 03" E 74.94 feet through the lands of said Miller to an iron pin set;
- 6) S 14 degrees 51' 08" W 315.07 feet through the lands of said Miller to the TRUE POINT OF BEGINNING.

This parcel contains 0.125 acres, but subject to all easements of record.
To go to adjoiner.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938".
Basis of bearings from Plat vol. 19 page 4610.

See Holmes County Plat Book 19, page 5480 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
July 26, 2022
Revised December 30, 2024


Donald C. Baker P.S. 6938



PPN: 2601301004

FILE DESCRIPTION
Holmes County Map Office
1/30/2025