

Description 4.013 acre parcel

Being a part of the southwest quarter of Section 11, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands conveyed to David W. Miller and Elsie Miller in Official Record vol. 272 page 5339 and Official Record vol. 247 page 298, PN 2601325003 and PN 2601323000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of the southwest quarter of Section 11, thence S 88 degrees 48' 00" E 1067.66 feet along the section line to a 5/8 inch rebar found, thence S 01 degrees 24' 38" W 1079.23 feet along Sam A. Erb and Miriam Erb's (O.R. 272 page 5342) east line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following EIGHT (8) COURSES:

- 1) N 82 degrees 18' 05" E 311.75 feet along Jonas U. Burkholder and Effie Burkholder's (D.V. 271 page 231) south line to a 5/8 inch rebar found;
- 2) S 01 degrees 28' 45" W 448.70 feet through the lands of said Miller to a 5/8 inch rebar found;
- 3) S 13 degrees 15' 39" W 90.32 feet through the lands of said Miller to an iron pin set;
- 4) N 86 degrees 19' 32" W 318.91 feet along David W. Miller and Elsie Miller's (O.R. 273 page 6223) north line and along DEM Business Holdings, LLC's (O.R. 263 page 1790) north line to a point in the center of S.R. 515, witnessed by a 3/4 inch rod found S 86 degrees 19' 32" E 35.00 feet;
- 5) Along a curve to the left having a delta angle of 07 degrees 13' 56", R-1909.86 feet, T-120.70 feet, Ch. Brg.-N 09 degrees 53' 24" W, Ch.-240.91 feet along the centerline of S.R. 515 an arc distance of 241.07 feet to a point, witnessed by a 5/8 inch rebar found N 79 degrees 16' 23" E 28.15 feet;
- 6) N 79 degrees 16' 23" E 51.82 feet along said Erb's south line to a 5/8 inch rebar found;
- 7) N 01 degrees 14' 40" W 219.98 feet along said Erb's east line to a 5/8 inch rebar found;
- 8) N 78 degrees 43' 12" E 37.58 feet along said Erb's south line to the TRUE POINT OF BEGINNING.

This parcel contains 4.013 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.

See Holmes County Plat Book 19, page 4328 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938,
November 17, 2020



Donald C. Baker P.S. 6938



Parcel Number: 2601323001

FILE DESCRIPTION

Holmes County Map Office
3/15/2021