

Description 2.954 acre parcel

Being part of Lot 1, First Quarter, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands conveyed to Jacob B. Miller and Fannie A. Miller in Deed vol. 228 page 558, PN 2601450000.

Described as follows:

Commencing at a 5/8 inch rebar found on the Paint Township line marking the northeast corner of Lot 1, thence S 00 degrees 54' 12" W 88.28 feet along the lot line to a point in the center of T.R. 414, thence S 52 degrees 32' 19" W 183.69 feet along the centerline of T.R. 414 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 81 degrees 16' 37" W 30.17 feet.

thence with the following EIGHT (8) COURSES:

- 1) S 52 degrees 32' 19" W 116.47 feet along the centerline of T.R. 414 to a point;
- 2) S 55 degrees 48' 19" W 180.80 feet along the centerline of T.R. 414 to a point;
- 3) S 73 degrees 40' 19" W 263.24 feet along the centerline of T.R. 414 to a point;
- 4) S 75 degrees 16' 10" W 137.28 feet along the centerline of T.R. 414 to a point at the intersection of T.R. 414 and S.R. 515;
- 5) N 00 degrees 12' 04" E 263.46 feet along SOAP Properties, Inc.'s (O.R. 282 page 1204) east line and along S.R. 515 to a point;
- 6) N 10 degrees 49' 47" E 69.04 feet along said SOAP Properties, Inc.'s east line and along S.R. 515 to a point, witnessed by a 5/8 inch rebar found S 87 degrees 00' 07" E 44.18 feet;
- 7) S 87 degrees 00' 07" E 438.27 feet along the south line of Lot 2 of Miller's Hill Top View Allotment No. 1 Replat No. 1 (P. 19 page 4867) and along Daniel E. Borntreger and Susanne J. Borntreger's (O.R. 283 page 6268) south line to a 5/8 inch rebar found;
- 8) S 81 degrees 16' 37" E 177.89 feet through the lands of said Miller to the TRUE POINT OF BEGINNING.

This parcel contains 2.954 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 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 4908 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
December 6, 2022


Donald C. Baker P.S. 6938



Parcel Number: 2601450005

