

Description 0.088 acre parcel

Being a part of Outlot 21 in the Village of Walnut Creek, situated in the northeast quarter of Section 19, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands conveyed to Timothy W. Miller and Marie A. Miller in Official Record vol. 263 page 2264, PN 2601521000.

Described as follows:

Commencing at a stone found marking the southwest corner of the northeast quarter of Section 19, thence S 89 degrees 00' 19" E 1689.03 feet along the quarter section line to a point, thence S 85 degrees 52' 25" E 70.30 feet along the quarter section line to a 3/4 inch pipe found marking the southwest corner of Outlot 20, thence N 88 degrees 56' 29" E 213.06 feet along the quarter section line to a R.R. spike found in the center of T.R. 403 marking the southwest corner of said Outlot 21, thence N 13 degrees 31' 00" E 114.73 feet along the west line of Outlot 21 and along Dwayne A. Troyer, Mary Ellen Troyer and Esther Marie Yoder's (O.R. 134 page 50 and O.R. 272 page 272) east line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES:

- 1) N 12 degrees 31' 39" E 68.18 feet along the west line of Outlot 21 and along Roy R. Kline and Mary Jane Kline's (D.V. 240 page 697) east line to a mag nail set;
- 2) S 61 degrees 37' 00" E 22.35 feet through the lands of said Miller to a mag nail set;
- 3) S 51 degrees 31' 05" E 64.58 feet through the lands of said Miller to a point in the center of T.R. 403, witnessed by a mag nail set N 51 degrees 31' 05" W 24.73 feet;
- 4) S 45 degrees 29' 03" W 40.52 feet along the centerline of T.R. 403 to a point, witnessed by an iron pin set N 77 degrees 16' 40" W 26.88 feet;
- 5) N 77 degrees 16' 40" W 57.52 feet through the lands of said Miller to the TRUE POINT OF BEGINNING.

This parcel contains 0.088 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 Ohio State Plane Coordinate System, North Zone, N.A.D. 83.

See Holmes County Plat Book 19, page 4176 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
July 23, 2020



Donald C. Baker P.S. 6938



Parcel Number: 2601521003

