

Description 0.804 acre parcel

Being part of the northeast quarter of Section 28, Washington Township, T-20 N, R-15 W, Holmes County, Ohio, also known as part of the lands conveyed to Johnny A. Miller and Cinda Miller in Official Record vol. 236 page 1955, PN 2700291000.

Described as follows:

Beginning at a R.R. spike found in T.R. 461 marking the northeast corner of the northeast quarter of Section 28 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 88 degrees 59' 14" W 19.70 feet.

thence with the following FOUR (4) COURSES:

- 1) S 00 degrees 53' 37" E 100.00 feet along the section line to a point, witnessed by an iron pin set S 88 degrees 59' 14" W 22.43 feet;
- 2) S 88 degrees 59' 14" W 350.00 feet through the lands of said Miller to an iron pin set;
- 3) N 00 degrees 53' 37" W 100.00 feet through the lands of said Miller to an iron pin set on the section line;
- 4) N 88 degrees 59' 14" E 350.00 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 0.804 acres but subject to all highways and easements of record.

Also granting a septic easement containing 0.380 acres, further described as follows:

Being a part of the northeast quarter of Section 28, Washington Township, T-20 N, R-15 W, Holmes County, Ohio, also known as part of the lands conveyed to Johnny A. Miller and Cinda Miller in Official Record vol. 236 page 1955, PN 2700291000.

Commencing at a R.R. spike found in T.R. 461 marking the northeast corner of the northeast quarter of Section 28, thence S 88 degrees 59' 14" W 350.00 feet along the section line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 00 degrees 53' 37" E 100.00 feet through the lands of said Miller to an iron pin set;
- 2) S 88 degrees 59' 14" W 165.53 feet through the lands of said Miller to a point;
- 3) N 00 degrees 53' 37" W 100.00 feet through the lands of said Miller to a point on the section line;


- 4) N 88 degrees 59' 14" E 165.53 feet along the section line to the TRUE POINT OF BEGINNING.

The above described easement shall include additional portions of the Grantor's property reasonably necessary for the construction, installation, operation, maintenance, repair and/or replacement of the septic system.

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, 2011 adjustment.

See Holmes County Plat Book 2, page 656 for survey.  
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.  
July 26, 2023

  
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Aaron L. Gerber P.S. 8379



Parcel Number: 2700291001

**FILE DESCRIPTION**

Holmes County Map Office

3/4/2024

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