

Description 10.014 acre parcel

Being part of the northeast quarter of Section 11 and northwest quarter of Section 12, T-19 N, R-15 W, Washington Township, Holmes County, Ohio, also known as part of the lands conveyed to Mervin A. Miller and Betty Sue Miller in Official Record vol. 279 page 336, PN 2800807000 and PN 2800019000.

Described as follows:

Commencing at a R.R. spike found in S.R. 179 marking the southeast corner of the northeast quarter of Section 11, thence N 01 degrees 01' 33" W 1055.16 feet along the section line and partly along S.R. 179 to a 5/8 inch rebar found, thence N 40 degrees 55' 30" W 124.07 feet along Galen G. Garver and Debbie L. Garver's (D.V. 237 page 120) east line and partly along S.R. 179 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 66 degrees 36' 40" E 11.71 feet.

thence with the following SIX (6) COURSES:

- 1) N 40 degrees 55' 30" W 456.20 feet along said Garver's east line and along S.R. 179 to a point, witnessed by an iron pin set N 61 degrees 28' 40" E 15.66 feet;
- 2) N 61 degrees 28' 40" E 948.00 feet (passing into the northwest quarter of Section 12) through the lands of said Miller to an iron pin set;
- 3) S 26 degrees 57' 00" E 550.67 feet through the lands of said Miller to an iron pin set;
- 4) S 60 degrees 00' 52" W 46.06 feet through the lands of said Miller to an iron pin set;
- 5) S 73 degrees 01' 09" W 314.25 feet through the lands of said Miller to an iron pin set;
- 6) S 66 degrees 36' 40" W 482.90 feet through the lands of said Miller to the TRUE POINT OF BEGINNING.

This parcel contains 10.014 acres, but subject to all highways and easements of record. Containing 2.613 acres in the northeast quarter of Section 11 and 7.401 acres in the northwest quarter of Section 12.

This parcel is also granted the use of a 30 foot secondary easement for the purpose of ingress and egress, further described as follows:

Being part of the northeast quarter of Section 11 and northwest quarter of Section 12, T-19 N, R-15 W, Washington Township, Holmes County, Ohio, also known as part of the lands conveyed to Mervin A. Miller and Betty Sue Miller in Official Record vol. 279 page 336, PN 2800807000 and PN 2800019000.

Commencing at a R.R. spike found in S.R. 179 marking the southeast corner of the northeast quarter of Section 11, thence N 01 degrees 01' 33" W 1055.16 feet along the

section line and partly along S.R. 179 to a 5/8 inch rebar found, thence N 40 degrees 55' 30" W 108.34 feet along Galen G. Garver and Debbie L. Garver's (D.V. 237 page 120) east line and partly along S.R. 179 to a point the TRUE POINT OF BEGINNING.

thence with the following THREE (3) COURSES along the centerline of a 30 foot secondary easement:

- 1) N 66 degrees 36' 40" E 477.32 feet (passing into the northwest quarter of Section 12) through the lands of said Miller to a point;
- 2) N 73 degrees 01' 09" E 315.12 feet through the lands of said Miller to a point;
- 3) N 60 degrees 00' 52" E 46.98 feet through the lands of said Miller to a point and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings assumed.

See Holmes County Plat Book 19, page 4741 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
December 9, 2021

Donald C. Baker P.S. 6938



Parcel Number: 2800807002

FILE DESCRIPTION
Holmes County Map Office
7/21/2022

2 of 2