

Description 67.157 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, PN 2800808000, and PN 2800019000.

Described as follows:

Beginning at a stone found marking the northeast corner of the northwest quarter of Section 12 the TRUE POINT OF BEGINNING.

thence with the following TWENTY-THREE (23) COURSES:

- 1) S 00 degrees 35' 36" E 1864.05 feet along the quarter section line to an iron pin set;
- 2) N 68 degrees 43' 02" W 455.76 feet through the lands of said Miller to an iron pin set;
- 3) S 84 degrees 24' 20" W 529.03 feet through the lands of said Miller to an iron pin set;
- 4) N 63 degrees 22' 35" W 126.03 feet through the lands of said Miller to an iron pin set;
- 5) N 77 degrees 21' 30" W 239.27 feet through the lands of said Miller to an iron pin set;
- 6) N 58 degrees 29' 30" W 83.32 feet through the lands of said Miller to an iron pin set;
- 7) N 31 degrees 07' 41" W 214.68 feet through the lands of said Miller to an iron pin set;
- 8) N 56 degrees 44' 16" W 82.21 feet through the lands of said Miller to an iron pin set;
- 9) N 72 degrees 53' 20" W 189.79 feet through the lands of said Miller to an iron pin set;
- 10) S 71 degrees 05' 45" W 964.49 feet through the lands of said Miller to a 5/8 inch rebar found on the section line;
- 11) N 40 degrees 55' 30" W 124.07 feet (passing into the northeast quarter of Section 11) 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, witnessed by an iron pin set N 66 degrees 36' 40" E 11.71 feet;
- 12) N 66 degrees 36' 40" E 482.90 feet (passing into the northwest quarter of Section 12) through the lands of said Miller to an iron pin set;
- 13) N 73 degrees 01' 09" E 314.25 feet through the lands of said Miller to an iron pin set;
- 14) N 60 degrees 00' 52" E 46.06 feet through the lands of said Miller to an iron pin set;

- 15) N 26 degrees 57' 00" W 550.67 feet through the lands of said Miller to an iron pin set;
- 16) N 09 degrees 07' 34" E 415.70 feet through the lands of said Miller to a 5/8 inch rebar found;
- 17) S 63 degrees 08' 55" E 436.32 feet along Lillian Faye Nolt, Lynn Karen Franks, and Lucinda May Asper's (O.R. 259 page 1496) south line to a 5/8 inch rebar found;
- 18) N 75 degrees 34' 49" E 230.39 feet along said Nolt, Franks, and Asper's south line to a 5/8 inch rebar found;
- 19) N 49 degrees 20' 01" E 199.53 feet along said Nolt, Franks, and Asper's south line to a 5/8 inch rebar found;
- 20) S 20 degrees 42' 46" E 254.80 feet along said Nolt, Franks, and Asper's south line to a 5/8 inch rebar found;
- 21) N 43 degrees 39' 37" E 727.01 feet along said Nolt, Franks, and Asper's south line to a 5/8 inch rebar found;
- 22) N 04 degrees 17' 01" E 50.12 feet along said Nolt, Franks, and Asper's east line to a 5/8 inch rebar found on the section line;
- 23) S 89 degrees 41' 42" E 744.35 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 67.157 acres, but subject to all highways and easements of record. Containing 0.117 acres in the northeast quarter of Section 11 and 67.040 acres in the northwest quarter of Section 12.

This parcel is subject to 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: 2800808002

**FILE DESCRIPTION**  
Holmes County Map Office  
7/21/2022

3 of 3