

Description 83.265 acre parcel

Being a part of the northwest and southwest quarters of Section 1, Salt Creek Township, T-14 N, R-12 W, Holmes County, Ohio, also known as part of the lands conveyed to Abe J. J. Miller and Edna Miller in Deed vol. 177 page 128 and D.V. 233 page 695, PN 3400251000 and PN 3400250000.

Described as follows:

Commencing at a R.R. spike found marking the southwest corner of the northwest quarter of Section 1, thence N 00 degrees 50' 22" W 63.55 feet along the section line and along S.R. 241 and C.R. 77 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 89 degrees 33' 24" E 27.98 feet.

thence with the following THIRTY-EIGHT (38) COURSES:

- 1) N 00 degrees 50' 22" W 335.73 feet along the section line and along S.R. 241 and C.R. 77 to a point;
- 2) N 89 degrees 41' 42" E 185.36 feet along the centerline of A & L Drive (50 foot Private Road, Plat vol. 2 page 372) and through the lands of said Miller to a point;
- 3) N 45 degrees 43' 16" E 21.46 feet along the centerline of said A & L Drive and through the lands of said Miller to a point;
- 4) N 88 degrees 15' 56" E 89.28 feet along the centerline of said A & L Drive and through the lands of said Miller to a point;
- 5) S 30 degrees 39' 36" E 79.17 feet along the centerline of said A & L Drive and through the lands of said Miller to a point;
- 6) N 88 degrees 35' 55" E 87.73 feet along the centerline of said A & L Drive and through the lands of said Miller to a 5/8 inch rebar found;
- 7) S 01 degrees 08' 24" E 200.00 feet along the west line of Lot 1 of A & L Subdivision (Plat vol. 2 page 372) and along A & L Real Estate, Ltd.'s (O.R. 170 page 787) west line to a 5/8 inch rebar found;
- 8) N 88 degrees 35' 55" E 294.05 feet along the south line of Lot 1 of said A & L Subdivision and along said A & L Real Estate, Ltd.'s south line to a 5/8 inch rebar found;
- 9) N 01 degrees 08' 24" W 407.00 feet along the east line of Lot 1 of said A & L Subdivision and along said A & L Real Estate, Ltd.'s east line to a 5/8 inch rebar found;
- 10) S 89 degrees 01' 31" W 208.16 feet along the north line of Lot 1 of said A & L Subdivision and along said A & L Real Estate, Ltd.'s north line to a 5/8 inch rebar found;
- 11) S 01 degrees 39' 47" W 208.85 feet along the west line of Lot 1 of said A & L Subdivision and along said A & L Real Estate, Ltd.'s west line to a 5/8 inch rebar found;
- 12) S 88 degrees 35' 55" W 75.67 feet along the north line of Lot 1 of said A & L Subdivision and along said A & L Real Estate, Ltd.'s north line to a 5/8 inch rebar found;
- 13) S 88 degrees 35' 55" W 87.73 feet along the centerline of said A & L Drive and through the lands of said Miller to a point;
- 14) N 30 degrees 39' 36" W 79.17 feet along the centerline of said A & L Drive and through the lands of said Miller to a point;
- 15) S 88 degrees 15' 56" W 89.28 feet along the centerline of said A & L Drive and through the lands of said Miller to a point;

- 16) S 45 degrees 43' 16" W 21.46 feet along the centerline of said A & L Drive and through the lands of said Miller to a point;
- 17) S 89 degrees 41' 42" W 185.36 feet along the centerline of said A & L Drive and through the lands of said Miller to a point on the section line and in S.R. 241 and C.R. 77;
- 18) N 00 degrees 50' 22" W 1223.95 feet along the section line and along S.R. 241 and C.R. 77 to a point, witnessed by a 5/8 inch rebar found N 89 degrees 43' 26" E 30.00 feet;
- 19) N 89 degrees 43' 26" E 244.62 feet along Owen E. Mast and Laura Mast's (O.R. 66 page 497) south line to a 5/8 inch rebar found;
- 20) N 00 degrees 16' 34" W 34.55 feet along said Mast's east line to a 5/8 inch rebar found;
- 21) N 89 degrees 44' 14" E 42.07 feet along Owen E. Mast and Laura Mast's (O.R. 206 page 601) south line to a 5/8 inch rebar found;
- 22) N 00 degrees 16' 09" W 4.46 feet along said Mast's (O.R. 206 page 601) east line to a 5/8 inch rebar found;
- 23) N 89 degrees 43' 25" E 1688.41 feet along said Mast's (O.R. 66 page 497) south line to a 5/8 inch rebar found;
- 24) S 01 degrees 15' 30" E 1655.39 feet through the lands of said Miller to a 5/8 inch rebar found on the quarter section line;
- 25) S 89 degrees 31' 18" W 164.19 feet along the quarter section line to a 5/8 inch rebar found;
- 26) N 00 degrees 30' 56" W 580.56 feet along the east line of Lot 2 of said A & L Subdivision and along Leon A. Miller and Laura Miller's (O.R. 170 page 785) east line to a 5/8 inch rebar found;
- 27) S 89 degrees 31' 18" W 225.09 feet along the north line of Lot 2 of said A & L Subdivision and along said Leon A. Miller and Laura Miller's north line to a 5/8 inch rebar found;
- 28) S 00 degrees 30' 56" E 580.56 feet along the west line of Lot 2 of said A & L Subdivision and along said Leon A. Miller and Laura Miller's west line to a 5/8 inch rebar found on the quarter section line;
- 29) N 89 degrees 31' 18" E 225.09 feet along the quarter section line to a 5/8 inch rebar found;
- 30) N 89 degrees 31' 18" E 164.19 feet along the quarter section line to a 5/8 inch rebar found;
- 31) S 00 degrees 57' 48" E 496.61 feet (passing into the southwest quarter of Section 1) along Aaron J. Yoder and Katie Marie Yoder's (O.R. 171 page 1492) west line to a 5/8 inch rebar found;
- 32) S 89 degrees 32' 13" W 1065.28 feet along said Yoder's north line to a 5/8 inch rebar found;
- 33) N 01 degrees 35' 36" W 231.49 feet along Board of Education East Holmes Local School District's (O.R. 186 page 368) east line to a 5/8 inch rebar found;
- 34) S 89 degrees 33' 24" W 204.42 feet along said Board of Education East Holmes Local School District's north line to a 5/8 inch rebar found;
- 35) N 00 degrees 46' 13" W 209.54 feet along Michael L. Miller and Susan Elaine Miller's (O.R. 260 page 2454) east line to a 5/8 inch rebar found;
- 36) S 89 degrees 18' 15" W 380.22 feet along said Michael L. Miller and Susan Elaine Miller's north line to a 5/8 inch rebar found;
- 37) N 01 degrees 24' 13" W 120.02 feet (passing into the northwest quarter of Section 1) along Larry A. Miller and Nettie Miller's (O.R. 259 page 5934) east line to a 5/8 inch rebar found;

38) S 89 degrees 33' 24" W 334.70 feet along said Larry A. Miller and Nettie Miller's north line to the TRUE POINT OF BEGINNING.

This parcel contains 83.265 acres, but subject to all highways and easements of record. Containing 69.373 acres in the northwest quarter of Section 1 and 13.892 acres in the southwest quarter of Section 1.

This parcel is subject to an existing 50 foot Private Road, A & L Drive, recorded in Plat vol. 2 page 372.

This parcel is subject to an existing 25 foot convenience easement recorded in Plat vol. 17 page 531 and O.R. 53 page 42.

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.

See Holmes County Plat Book 19, page 4027 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
February 19, 2020



Donald C. Baker P.S. 6938



Parcel Number: 3400251006

FILE DESCRIPTION
Holmes County Map Office
3/19/2020

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