

Description 12.280 acre parcel

Being a part of the southwest quarter of Section 36, Ripley Township, T-18 N, R-14 W, Holmes County, Ohio, also known as part of the lands conveyed to Henry H. Miller and Viola E. Miller in Official Record vol. 269 page 3593, PN 2300864006, PN 2300864013.

Described as follows:

Commencing at a 5/8 inch rebar found in T.R. 527 marking the northwest corner of the southwest quarter of Section 36, thence S 88 degrees 59' 39" E 924.00 feet along the quarter section line and partly along the centerline of T.R. 528 to a point, thence S 01 degrees 02' 17" W 1320.00 feet along John O. Miller and Naomi Miller's (O.R. vol. 80 page 796 and O.R. vol. 184 page 807) east line to a 5/8 inch rebar found on David J. Yoder and Susan D. Yoder's (O.R. vol. 245 page 682) north line, thence S 88 degrees 59' 39" E 699.13 feet along said Yoder's north line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following EIGHT (8) COURSES:

- 1) N 01 degrees 25' 04" E 721.59 feet through the lands of said Henry H. Miller and Viola E. Miller to an iron pin set on Allen M. Miller and Marilyn J. Miller and Joseph J. Yoder's (O.R. vol. 244 page 2876) south line;
- 2) N 88 degrees 27' 06" E 745.08 feet along said Miller, Miller and Yoder's south line to a 5/8 inch rebar found on Joni J. Miller and Luella L. Miller's O.R. vol. 246 page 2556) west line;
- 3) S 01 degrees 25' 04" W 603.30 feet along said Joni J. Miller and Luella L. Miller's west line to an iron pin set;
- 4) N 86 degrees 36' 47" E 278.47 feet along said Joni J. Miller and Luella L. Miller and Raymond E. Haas and Donna Haas's (O.R. vol. 270 page 6636) south line to a point on the quarter section line and in the center of T.R. 528, witnessed by an iron pin set S 86 degrees 36' 47" W 24.27 feet;
- 5) S 01 degrees 00' 00" W 60.18 feet along the quarter section line and along the centerline of T.R. 528 to a point, witnessed by a 5/8 inch rebar found S 86 degrees 36' 47" W 25.56 feet;
- 6) S 86 degrees 36' 47" W 339.12 feet through the lands of said Henry H. Miller and Viola E. Miller to a 5/8 inch rebar found;
- 7) S 82 degrees 42' 31" W 600.56 feet through the lands of said Henry H. Miller and Viola E. Miller to an iron pin set;
- 8) N 88 degrees 59' 39" W 90.46 feet along said Yoder's north line to the TRUE POINT OF BEGINNING.

This parcel contains 12.280 acres, but subject to all highways and easements of record.

The Grantors grant unto the Grantees, their heirs and assigns, a 50 foot common access easement for the purpose of ingress, egress and general utilities and further described as follows:

Being a part of the southwest quarter of Section 36, Ripley Township, T-18 N, R-14 W, Holmes County, Ohio, also known as part of the lands conveyed to Henry H. Miller and Viola E. Miller in Official Record vol. 269 page 3593, PN 2300864006.

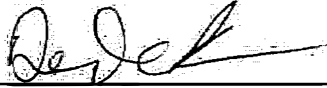
Commencing at a 5/8 inch rebar found in T.R. 527 marking the northwest corner of the southwest quarter of Section 36, thence S 88 degrees 59' 39" E 1307.83 feet along the quarter section line and partly along the centerline of T.R. 528 to a point the TRUE POINT OF BEGINNING.

Thence with the following TWO (2) COURSES along the centerline of said 50 foot common access easement:

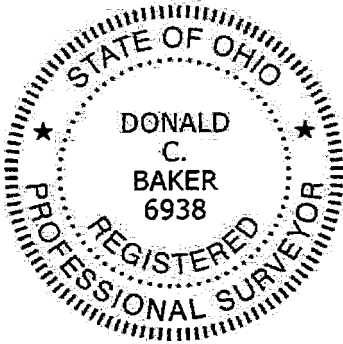
- 1) S 01 degrees 31' 53" W 638.01 feet to a point;
- 2) N 88 degrees 27' 06" E 325.74 feet to a point on the west line of said 12.280 acre parcel and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from Plat vol. 19 page 311.

See Holmes County Plat Book 19, page 4283 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
December 9, 2020



Donald C. Baker P.S. 6938



Parcel Number: 2300864017

FILE DESCRIPTION
Holmes County Map Office
1/29/2021

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