

Description 3.956 acre parcel

Being part of the southeast quarter of Fractional Section 11, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands conveyed to Dennis M. Miller and Verna Miller in Deed vol. 238 page 136, PN 2600052005.

Described as follows:

Commencing at a 1/2 inch pipe found marking the northeast corner of the southeast quarter of Section 11, thence S 01 degree 19' 34" W 376.77 feet along the section line to a 1/2 inch pipe found the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES:

- 1) S 01 degree 19' 34" W 397.37 feet along the section line to a 5/8 inch rod found;
- 2) N 89 degrees 51' 53" W 146.70 feet along Robert G. Swartzentruber and Barbara D. Swartzentruber's (O.R. 119 page 734) north line to a 5/8 inch rod found;
- 3) N 86 degrees 45' 56" W 281.14 feet along said Swartzentruber's north line and along Dennis M. Miller and Verna Miller's (D.V. 238 page 133) north line to a 1/2 inch pipe found;
- 4) N 01 degree 23' 01" E 403.59 feet through the lands of said Miller (D.V. 238 page 136) to an iron pin set on Marvin J. Miller and Janice D. Miller's (D.V. 238 page 139) south line;
- 5) S 86 degrees 59' 35" E 427.44 feet along said Marvin J. Miller and Janice D. Miller's south line to the TRUE POINT OF BEGINNING.

This parcel contains 3.956 acres, but subject to all easements of record.
To go to adjoiner.

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,
2011 adjustment.

See Holmes County Plat Book 19, page 5027 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
May 16, 2023

Donald C. Baker P.S. 6938



Parcel Number: 2600052018

