

Description 82.662 acre parcel

Being part of the northwest and southwest quarters of Section 22 and the northeast and southeast quarters of Fractional Section 23, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Leroy Y. Miller and Sara Miller in Official Record vol. 66 page 931, PN 2600647000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northeast corner of the southeast quarter of Fractional Section 23, thence S 01 degree 21' 21" W 786.45 feet along the section line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following TWENTY-FIVE (25) COURSES:

- 1) S 01 degree 21' 21" W 415.92 feet along the section line to an iron pin set;
- 2) N 87 degrees 08' 08" W 528.89 feet along Jacob R. Graber, Trustee's (O.R. 198 page 2707) north line to a 5/8 inch rod found;
- 3) N 00 degrees 49' 34" E 771.84 feet along Jonas E. Burkholder and Fannie Mae Burkholder's (D.V. 254 page 717) east line to a 5/8 inch rod found;
- 4) N 21 degrees 37' 35" W 1715.82 feet (passing into the northeast quarter of Fractional Section 23) along said Burkholder's east line to a 5/8 inch rod found, witnessed by an iron pin set S 21 degrees 37' 35" E 930.33 feet;
- 5) N 89 degrees 54' 45" W 247.50 feet along said Burkholder's north line to a stone found;
- 6) N 03 degrees 38' 13" E 412.50 feet along said Burkholder's east line and along John J. Graber and Karen A. Graber's (D.V. 252 page 453) east line to a 5/8 inch rebar found in the center of T.R. 374, witnessed by a 5/8 inch rebar found S 03 degrees 38' 13" W 25.00 feet;
- 7) S 89 degrees 33' 56" E 323.04 feet along the centerline of T.R. 374 to a 5/8 inch rebar found;
- 8) S 88 degrees 17' 56" E 32.92 feet along the centerline of T.R. 374 to a point, witnessed by a 5/8 inch rebar found S 00 degrees 12' 20" W 21.94 feet;
- 9) S 00 degrees 12' 20" W 50.59 feet along Myron Miller and Anna Mae Miller's (O.R. 276 page 4239) west line to a 5/8 inch rebar found;
- 10) S 82 degrees 00' 33" E 73.20 feet along said Miller's south line to a 5/8 inch rebar found;
- 11) S 76 degrees 55' 06" E 160.44 feet along said Miller's south line to a 5/8 inch rebar found;
- 12) S 34 degrees 39' 30" E 39.74 feet along said Miller's west line to a 5/8 inch rebar found;
- 13) S 09 degrees 10' 44" E 431.01 feet along said Miller's west line to a 5/8 inch rebar found;
- 14) N 66 degrees 25' 50" E 308.80 feet along said Miller's south line to a 5/8 inch rebar found;
- 15) N 05 degrees 47' 16" W 417.26 feet along said Miller's east line to a point in T.R. 374, witnessed by a 5/8 inch rebar found S 05 degrees 47' 16" E 31.58 feet;
- 16) S 88 degrees 17' 56" E 760.90 feet (passing into the northwest quarter of Section 22) through the lands of said Leroy Y. Miller and Sara Miller and along T.R. 374 to a mag nail set at the intersection of T.R. 374 and C.R. 135;
- 17) S 16 degrees 52' 44" E 352.58 feet along Marvin E. Miller and Betty Miller's (O.R. 188 page 2207) west line and along C.R. 135 to a R.R. spike found in T.R. 371;
- 18) S 62 degrees 09' 40" W 112.88 feet along Wayne E. Miller and Ada A. Miller's (O.R. 180 page 925) north line and along T.R. 371 to a 5/8 inch rebar found;

- 19) S 35 degrees 24' 36" W 452.16 feet along said Wayne E. Miller and Ada A. Miller's west line and along T.R. 371 to a 5/8 inch rebar found on the section line, witnessed by a 5/8 inch rebar found S 01 degree 20' 07" W 6.70 feet;
- 20) S 01 degree 20' 07" W 148.58 feet along the section line to a 5/8 inch rebar found;
- 21) N 79 degrees 57' 07" E 1074.66 feet along said Wayne E. Miller and Ada A. Miller's south line to a point on David Andrew Miller and Emily Grace Miller's (O.R. 277 page 4015) west line, witnessed by a 5/8 inch rebar found N 01 degree 28' 28" E 14.58 feet, also witnessed by an iron pin set S 01 degree 28' 28" W 40.14 feet;
- 22) S 01 degree 28' 28" W 867.09 feet along said David Andrew Miller and Emily Grace Miller's west line to a stone found on the quarter section line;
- 23) S 71 degrees 26' 49" W 623.75 feet (passing into the southwest quarter of Section 22) along TES Properties, LLC's (O.R. 169 page 3034) west line to a 5/8 inch rebar found;
- 24) S 00 degrees 23' 30" W 545.50 feet along said TES Properties, LLC's west line to a 5/8 inch rebar found on Deland Holdings, LLC's (O.R. 279 page 4332) north line;
- 25) S 88 degrees 01' 24" W 474.93 feet along said Deland Holdings, LLC's north line to the TRUE POINT OF BEGINNING.

This parcel contains 82.662 acres, but subject to all highways and easements of record. Containing 31.864 acres in Section 22 and 50.798 acres in Fractional Section 23.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".
 Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5053 for survey.
 This survey made and description prepared by Aaron L. Gerber, P.S. 8379,
 April 27, 2023


 Aaron L. Gerber P.S. 8379



Parcel Number: 2600647006

FILE DESCRIPTION
 Holmes County Map Office
 7/28/2023