

Description 62.280 acre parcel

Being part of the southeast quarter of Section 2, T-14 N, R-12 W, Salt Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Joseph R. Miller and Brenda S. Miller in Official Record vol. 251 page 92, PN 3400375000.

Described as follows:

Commencing at a R.R. spike found at the intersection of T.R. 616 and S.R. 241 and C.R. 77 marking the northeast corner of the southeast quarter of Section 2, thence S 89 degrees 14' 57" W 805.99 feet along the quarter section line and along T.R. 616 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 01 degrees 29' 34" E 16.23 feet.

thence with the following TWENTY-SIX (26) COURSES:

- 1) S 01 degrees 29' 34" E 289.67 feet along Jayson J. Yoder and Lori Ann Yoder's (O.R. 261 page 2088) west line to a 5/8 inch rebar found;
- 2) N 89 degrees 26' 14" E 300.28 feet along said Yoder's south line to a 5/8 inch rebar found;
- 3) S 01 degrees 29' 34" E 186.00 feet along Ernest H. Hershberger and Barbara Ann Hershberger's (D.V. 274 page 505) west line to a 5/8 inch rebar found;
- 4) N 89 degrees 26' 22" E 38.19 feet along said Hershberger's south line to a 5/8 inch rebar found;
- 5) S 01 degrees 17' 28" E 566.85 feet along Middleton Holdings, Ltd.'s (O.R. 269 page 6435) west line to a 5/8 inch rebar found;
- 6) N 89 degrees 26' 22" E 460.69 feet along said Middleton Holdings, Ltd.'s south line to a point on the section line and in S.R. 241 and C.R. 77, witnessed by a 5/8 inch rebar found S 89 degrees 26' 22" W 25.00 feet;
- 7) S 01 degrees 00' 25" E 709.17 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 S 84 degrees 42' 05" W 20.10 feet;
- 8) S 84 degrees 42' 05" W 100.00 feet along Miller's Cabinet Shop, LLC's (O.R. 256 page 2001) north line to a 5/8 inch rebar found;
- 9) N 03 degrees 00' 43" W 26.94 feet along said Miller's Cabinet Shop, LLC's east line to a 5/8 inch rebar found;
- 10) N 53 degrees 27' 41" W 12.77 feet along said Miller's Cabinet Shop, LLC's north line to a 5/8 inch rebar found;
- 11) S 87 degrees 37' 30" W 314.95 feet along said Miller's Cabinet Shop, LLC's north line to a 5/8 inch rebar found;
- 12) S 01 degrees 00' 25" E 269.93 feet along said Miller's Cabinet Shop, LLC's west line to a 5/8 inch rebar found;
- 13) N 89 degrees 07' 23" E 425.65 feet along said Miller's Cabinet Shop, LLC's south line to a point on the section line and in S.R. 241 and C.R. 77, witnessed by a 5/8 inch rebar found S 89 degrees 07' 23" W 21.67 feet;
- 14) S 01 degrees 00' 25" E 131.55 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 S 89 degrees 07' 23" W 33.94 feet;
- 15) S 89 degrees 07' 23" W 217.60 feet along Daniel J. Troyer and Wilma Troyer's (O.R. 241 page 1326) north line to a 5/8 inch rebar found;
- 16) S 01 degrees 00' 25" E 144.00 feet along said Troyer's (O.R. 241 page 1326 and D.V. 260 page 738) west line to a 5/8 inch rebar found;
- 17) S 89 degrees 07' 23" W 372.40 feet along Daniel J. Troyer and Wilma D. Troyer (O.R. 191 page 3437), Mt. Hope Development, Co. (D.V. 262 page 682 and O.R.

113 page 310), and John J. Raber and Ruth Raber's (O.R. 172 page 1869) north line and along the north line of Clay Street and along the north line of Lots 14, 52 and 51 of the Village of Mt. Hope to a 5/8 inch rebar found;

- 18) S 87 degrees 59' 23" W 127.78 feet along Paul U. Troyer and Effie Troyer's (O.R. 154 page 206) north line and along the north line of Lot 50 of the Village of Mt. Hope to a 5/8 inch rebar found;
- 19) N 04 degrees 24' 04" E 18.45 feet along Yoder Family Holdings, LLC's (O.R. 252 page 6603) east line to a 1 inch pinchtap found;
- 20) S 89 degrees 22' 07" W 1036.02 feet along said Yoder Family Holdings, LLC's north line and along Norman L. Troyer and Katie I. Troyer's (O.R. 142 page 552 and O.R. 252 page 6600) north line to a 1 inch pipe found on Joe J. Miller and Ina A. Miller's (O.R. 224 page 903) east line;
- 21) N 00 degrees 13' 34" E 1176.28 feet along said Joe J. Miller and Ina A. Miller's east line to a 5/8 inch rebar found;
- 22) N 89 degrees 25' 04" E 345.21 feet along Anthony R. Miller and Marilyn Miller's (O.R. 267 page 5139) south line to a 5/8 inch rebar found;
- 23) N 00 degrees 13' 33" E 538.48 feet along said Anthony R. Miller and Marilyn Miller's (O.R. 267 page 5139 and O.R. 267 page 5137) east line to an iron pin set;
- 24) N 89 degrees 25' 04" E 185.63 feet through the lands of said Joseph R. Miller and Brenda S. Miller to an iron pin set;
- 25) N 00 degrees 13' 33" E 551.71 feet through the lands of said Joseph R. Miller and Brenda S. Miller to a point on the quarter section line and in T.R. 616, witnessed by an iron pin set S 00 degrees 13' 33" W 18.11 feet;
- 26) N 89 degrees 14' 57" E 366.44 feet along the quarter section line and along T.R. 616 to the TRUE POINT OF BEGINNING.

This parcel contains 62.280 acres, but subject to all highways and easements of record.

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 4801 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938,  
August 8, 2022



Donald C. Baker P.S. 6938



Parcel Number: 3400375012

**FILE DESCRIPTION**  
Holmes County Map Office  
9/15/2022