

Description 3.000 acre parcel

Being part of the southwest quarter of Section 6, T-9 N, R-5 W, Berlin Township, Holmes County, Ohio, also known as part of the lands conveyed to Dennis A. Miller and Ellen E. Miller in Official Record vol. 192 page 709, PN 0100342004.

Described as follows:

Commencing at a stone found marking the northeast corner of the southwest quarter of Section 6, thence N 88 degrees 18' 38" W 1645.65 feet along the quarter section line to a point, thence S 01 degree 01' 27" W 364.77 feet along Albert D. Miller and Anna Miller's (O.R. 34 page 765) west line to a point in T.R. 363, thence S 89 degrees 22' 15" E 25.55 feet along said Miller's south line and along T.R. 363 to a point, thence S 01 degree 28' 35" W 136.01 feet along said Miller's west line to a point, thence N 89 degrees 22' 15" W 25.00 feet along said Miller's north line to a point, thence S 01 degree 14' 41" W 554.51 feet along said Miller's west line to an iron pin set the TRUE POINT OF BEGINNING.


thence with the following SEVEN (7) COURSES:

- 1) S 01 degree 14' 41" W 818.71 feet along said Miller's west line to a 5/8 inch rebar found on the north line of Lot 2 of Meadowdale Subdivision (Plat vol. 19 page 193) and on Wade Wilcox and Lydia Wilcox's (O.R. 217 page 1009) north line;
- 2) N 89 degrees 07' 03" W 103.33 feet along the north line of Lot 2 of said Meadowdale Subdivision and along said Wilcox's north line to a point in the center of T.R. 362, witnessed by a 5/8 inch rebar found S 89 degrees 07' 03" E 43.40 feet;
- 3) N 09 degrees 06' 45" E 99.78 feet along the centerline of T.R. 362 to a point;
- 4) Along a curve to the left having a delta angle of 32 degrees 46' 42", R – 285.47 feet, T – 83.96 feet, Ch. Brg. – N 07 degrees 16' 36" W, Ch. – 161.10 feet along the centerline of T.R. 362 an arc distance of 163.31 feet to a point;
- 5) Along a curve to the left having a delta angle of 38 degrees 10' 37", R – 363.73 feet, T – 125.87 feet, Ch. Brg. – N 41 degrees 04' 26" W, Ch. – 237.90 feet along the centerline of T.R. 362 an arc distance of 242.36 feet to a point;
- 6) N 60 degrees 09' 44" W 96.50 feet along the centerline of T.R. 362 to a point, witnessed by an iron pin set N 47 degrees 49' 54" E 27.60 feet;
- 7) N 47 degrees 49' 54" E 493.42 feet through the lands of said Dennis A. Miller and Ellen E. Miller to the TRUE POINT OF BEGINNING.

This parcel contains 3.000 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 5550 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
April 25, 2025


Donald C. Baker P.S. 6938



Parcel Number: 0100342006

