

Description 1.000 acre parcel

Being part of the northeast quarter of Section 4, T-9 N, R-5 W, Berlin Township, Holmes County, Ohio, also known as part of the lands conveyed to Wayne E. Miller and Iva D. Miller in Official Record vol. 284 page 1073, PN 0100498000.

Described as follows:

Commencing at a R.R. spike found on the Walnut Creek Township line and in T.R. 414 marking the southeast corner of the northeast quarter of Section 4, thence N 88 degrees 52' 54" W 843.77 feet along the quarter section line and along T.R. 414 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 38 degrees 20' 47" W 14.54 feet.

thence with the following FIVE (5) COURSES:

- 1) N 88 degrees 52' 54" W 137.29 feet along the quarter section line and along T.R. 414 to a point, witnessed by an iron pin set N 38 degrees 20' 47" W 16.78 feet;
- 2) N 38 degrees 20' 47" W 355.87 feet along Crist Kauffman, Freda Kauffman, Paul Kauffman, and Linda Kauffman's (O.R. 288 page 6244) east line to a point on Mervin P. Miller and Cathy Renee Miller's (O.R. 218 page 1086) east line and in U.S. 62, witnessed by an iron pin set S 38 degrees 20' 47" E 36.50 feet;
- 3) N 41 degrees 05' 27" E 56.72 feet along said Miller's east line and along U.S. 62 to a point;
- 4) N 33 degrees 48' 57" E 52.77 feet along said Miller's east line and along U.S. 62 to a point, witnessed by an iron pin set S 38 degrees 20' 47" E 28.50 feet;
- 5) S 38 degrees 20' 47" E 469.69 feet through the lands of said Wayne E. Miller and Iva D. Miller to the TRUE POINT OF BEGINNING.

This parcel contains 1.000 acres, but subject to all highways and 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 5295 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
May 23, 2024

  
Donald C. Baker P.S. 6938



Parcel Number: 0100498002

FILE DESCRIPTION  
Holmes County Map Office  
6/10/2024