

Description 0.715 acre parcel

Being part of the southeast quarter of Section 5, T-8 N, R-4 W, Clark Township, Holmes County, Ohio, also known as part of the lands conveyed to Vernon R. Miller and Edna Mae Miller in Official Record vol. 221 page 1310, PN 0200170000.

Described as follows:

Commencing at a 5/8 inch rebar found on the Walnut Creek Township line and in T.R. 164 marking the northeast corner of the southeast quarter of section 5, thence N 88 degrees 38' 46" W 884.04 feet along the Walnut Creek Township line and along the quarter section line to a 5/8 inch rebar found, thence S 01 degree 45' 29" W 376.93 feet along Ivan E. Troyer and Marietta M. Troyer's (O.R. 253 page 7047) east line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 62 degrees 39' 16" E 192.88 feet through the lands of said Miller to an iron pin set;
- 2) S 17 degrees 26' 06" E 137.66 feet through the lands of said Miller to a R.R. spike set in the center of T.R. 164, witnessed by an iron pin set N 17 degrees 26' 06" W 20.07 feet;
- 3) N 84 degrees 16' 51" W 219.75 feet along the centerline of T.R. 164 to a point, witnessed by a 5/8 inch rebar found N 01 degree 45' 29" E 20.13 feet;
- 4) N 01 degree 45' 29" E 198.13 feet along said Troyer's east line to the TRUE POINT OF BEGINNING.

This parcel contains 0.715 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 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 5651 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
August 4, 2025


Donald C. Baker P.S. 6938



PPN: 0200170010

FILE DESCRIPTION
Holmes County Map Office
9/24/2025