

Description 16.565 acre parcel

Being part of the southwest quarter of Section 1, T-8 N, R-7 W, Mechanic Township, Holmes County, Ohio, also known as part of the lands conveyed to David Miller, Leanna Miller, Allen I. Miller, Regina J. Miller, Joseph I. Miller and Martha Miller in Official Record vol. 272 page 59, PN 1300405000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southwest corner of the southwest quarter of Section 1, thence N 01 degree 05' 39" E 411.20 feet along the section line to a point in S.R. 83 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 01 degree 05' 39" E 35.68 feet.

thence with the following FIVE (5) COURSES:

- 1) N 01 degree 05' 39" E 776.96 feet along the section line to an iron pin set;
- 2) S 88 degrees 44' 42" E 1343.36 feet along Matthew Polcyn's (O.R. 221 page 2846 and O.R. 275 page 4343) south line to a 5/8 inch rebar found;
- 3) S 51 degrees 04' 37" W 1094.25 feet through the lands of said Miller's to an iron pin set;
- 4) S 19 degrees 07' 03" W 222.50 feet through the lands of said Miller's to a point in S.R. 83, witnessed by an iron pin set N 19 degrees 07' 03" E 34.14 feet;
- 5) N 70 degrees 52' 57" W 459.00 feet along 3551 Cedar, LLC's (O.R. vol. 291 page 6613) north line and along S.R. 83 to the TRUE POINT OF BEGINNING.

This parcel contains 16.565 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 Surveying LLC".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 2, page 671 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
August 21, 2025


Donald C. Baker P.S. 6938



PPN: 1300405002

