

Description 23.942 acre parcel

Being part of the northwest quarter of Section 10 and 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 and PN 1300308000.

Described as follows:

Beginning at a 5/8 inch rebar found marking the northeast corner of the northwest quarter of Section 10 the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) S 12 degrees 05' 47" W 626.39 feet along W.G. Yoder and L.W. Yoder's (O.R. vol. 257 page 901) west line to a point in the center of S.R. 83, witnessed by an iron pin set N 12 degrees 05' 47" E 65.97 feet;
- 2) Along a curve to the right having a delta angle of 32 degrees 11' 57", R – 954.93 feet, T – 275.62 feet, Ch. Brg. – N 69 degrees 04' 44" W, Ch. – 529.62 feet along the centerline of S.R. 83 an arc distance of 536.65 feet to a point, witnessed by a 5/8 inch rebar found N 01 degree 25' 05" E 42.30 feet;
- 3) N 01 degree 25' 05" E 437.02 feet along Kevin J. Dutton, Trustee's (O.R. vol. 284 page 2253) east line to a 5/8 inch rebar found on the section line;
- 4) N 01 degree 25' 05" E 1188.32 feet (passing into the southwest quarter of Section 1) through the lands of said Miller's to an iron pin set;
- 5) S 88 degrees 44' 42" E 615.45 feet through the lands of said Miller's to an iron pin set on the quarter section line;
- 6) S 01 degree 25' 31" W 1188.36 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 23.942 acres, but subject to all highways and easements of record. Containing 16.788 acres in the southwest quarter of Section 1 and 7.154 acres in the northwest quarter of Section 10.

The above described 23.942 acre parcel is granted the use of and is subject to an existing 30 foot common access easement recorded in Plat vol. 19 page 3022.

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: 1300405004

FILE DESCRIPTION
Holmes County Map Office
10/6/2025