

Description 3.723 acre parcel

Being part of the southwest quarter of Section 19, T-8 N, R-6 W, Mechanic Township, Holmes County, Ohio, also known as part of the lands conveyed to Junior D. Miller and Dora W. Miller in Official Record vol. 256 page 2310, PN 1300546002.

Described as follows:

Commencing at a 5/8 inch rebar found in T.R. 110 marking the northwest corner of the southwest quarter of Section 19, thence S 89 degrees 52' 15" E 1062.71 feet along the quarter section line and along C.R. 61 to a 5/8 inch rebar found, thence S 49 degrees 02' 37" E 41.49 feet along Mervin R. Miller and Susie M. Miller's (O.R. 253 page 1971) south line and along C.R. 61 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 19 degrees 07' 26" W 32.17 feet.

thence with the following SEVEN (7) COURSES:

- 1) S 49 degrees 02' 37" E 238.48 feet along said Mervin R. Miller and Susie M. Miller's south line and along C.R. 61 to a point, witnessed by a 5/8 inch rebar found S 00 degrees 48' 05" W 27.55 feet;
- 2) S 00 degrees 48' 05" W 481.51 feet along the west line of Lot 1 of Mechanic Township Subdivision No. 6 (Plat vol. 19 page 4628) and along Atlee M. Miller and Laura E. Miller's (O.R. 280 page 4503) west line to a 5/8 inch rebar found;
- 3) S 85 degrees 25' 04" W 89.00 feet along the north line of Lot 2 of said Mechanic Township Subdivision No. 6 and along Aaron R. Mast and Miriam A. Mast's (O.R. 280 page 4505) north line to a 5/8 inch rebar found;
- 4) N 65 degrees 53' 43" W 530.88 feet along the north line of Lot 2 of said Mechanic Township Subdivision No. 6 and along said Mast's north line to a 5/8 inch rebar found;
- 5) N 23 degrees 16' 12" E 45.41 feet through the lands of said Junior D. Miller and Dora W. Miller to an iron pin set;
- 6) S 61 degrees 02' 26" E 237.83 feet through the lands of said Miller to an iron pin set;
- 7) N 19 degrees 07' 26" E 530.81 feet through the lands of said Miller to the TRUE POINT OF BEGINNING.

This parcel contains 3.723 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 19, page 5420 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
October 1, 2024



Aaron L. Gerber

P.S. 8379



PPN: 1300546005

FILE DESCRIPTION

Holmes County Map Office

11/6/2024