

Description 1.064 acre parcel

Being part of Lot 4, Third Quarter, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Der Busch, Ltd. in Official Record vol. 206 page 3050, PN 2600534000.

Described as follows:

Commencing at a stone found marking the northeast corner of Lot 4, thence S 00 degrees 55' 32" W 337.48 feet along the lot line to a point in C.R. 135 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 00 degrees 55' 32" W 25.11 feet.

thence with the following NINE (9) COURSES:

- 1) S 00 degrees 55' 32" W 227.20 feet along the lot line to an iron pin set;
- 2) S 79 degrees 17' 00" W 206.81 feet along Leroy J. Miller and Ruby A. Miller's (O.R. 50 page 299) north line to an iron pin set;
- 3) S 15 degrees 11' 32" W 237.37 feet along said Miller's west line to a 5/8 inch rebar found;
- 4) S 72 degrees 05' 40" E 272.95 feet along said Miller's south line to a 5/8 inch rebar found on the lot line;
- 5) N 88 degrees 47' 16" W 311.34 feet through the lands of said Der Busch, Ltd. to an iron pin set;
- 6) N 14 degrees 40' 25" E 414.58 feet through the lands of said Der Busch, Ltd. to an iron pin set;
- 7) S 82 degrees 42' 31" E 155.06 feet through the lands of said Der Busch, Ltd. to an iron pin set;
- 8) N 03 degrees 20' 26" E 207.01 feet through the lands of said Der Busch, Ltd. to a point in the center of C.R. 135, witnessed by an iron pin set S 03 degrees 20' 26" W 30.05 feet;
- 9) S 72 degrees 09' 24" E 52.24 along the centerline of C.R. 135 to the TRUE POINT OF BEGINNING.

This parcel contains 1.064 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 5342 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
February 5, 2024

Donald C. Baker P.S. 6938



PPN: 2600534002

FILE DESCRIPTION
Holmes County Map Office
8/5/2024