

Description 2.371 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, thence N 72 degrees 09' 24" W 381.28 feet along the centerline of C.R. 135 to a point, thence N 72 degrees 55' 21" W 303.32 feet along the centerline of C.R. 135 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 15 degrees 12' 41" W 28.40 feet.

thence with the following TEN (10) COURSES:

- 1) S 15 degrees 12' 41" W 424.49 feet through the lands of said Der Busch, Ltd. to an iron pin set;
- 2) S 72 degrees 31' 25" W 148.53 feet through the lands of said Der Busch, Ltd. to an iron pin set on Aden E. Miller and Anna Jean Miller's (D.V. 240 page 329) east line;
- 3) N 12 degrees 39' 00" W 320.40 feet along said Miller's east line to an iron pin set;
- 4) N 69 degrees 17' 57" E 83.10 feet along said Miller's south line to an iron pin set;
- 5) N 12 degrees 39' 00" W 131.00 feet along said Miller's east line to a point in the center of C.R. 135, witnessed by an iron pin set S 12 degrees 39' 00" E 17.50 feet;
- 6) N 69 degrees 17' 57" E 22.28 feet along the centerline of C.R. 135 to a point;
- 7) N 76 degrees 30' 39" E 65.00 feet along the centerline of C.R. 135 to a point;
- 8) S 86 degrees 12' 21" E 60.50 feet along the centerline of C.R. 135 to a point;
- 9) S 75 degrees 20' 21" E 118.66 feet along the centerline of C.R. 135 to a point;
- 10) S 72 degrees 55' 21" E 15.65 feet along the centerline of C.R. 135 to the TRUE POINT OF BEGINNING.

This parcel contains 2.371 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 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: 2600534003

FILE DESCRIPTION
Holmes County Map Office
8/5/2024