

Description 3.471 acre parcel

Being part of the northwest quarter of Fractional Section 13, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Lester B. Miller and Lydia Ann Miller in Deed vol. 173 page 304, PN 2600549000.

Described as follows:

Commencing at a 5/8 inch rebar found at the intersection of T.R. 366 and T.R. 401 marking the southeast corner of the northwest quarter of Fractional Section 13, thence N 89 degrees 01' 45" W 1073.75 feet along the quarter section line and along T.R. 366 to a point, thence N 00 degrees 58' 15" E 200.00 feet along Rosie L. Miller and Carol Sue Miller's (O.R. 267 page 6374) west line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) N 01 degree 14' 15" E 488.64 feet through the lands of said Lester B. Miller and Lydia Ann Miller to an iron pin set;
- 2) N 86 degrees 56' 58" E 464.17 feet through the lands of said Miller to a point on Arlen Jay Miller and Susan Miller's (O.R. 209 page 3397) west line, witnessed by an iron pin set S 86 degrees 56' 58" W 24.44 feet;
- 3) S 08 degrees 53' 15" W 300.53 feet along said Arlen Jay Miller and Susan Miller's west line to a 5/8 inch rebar found;
- 4) S 85 degrees 53' 15" W 325.19 feet along Robert L. Miller and Naomi A. Miller's (D.V. 242 page 818 and O.R. 260 page 3793) north line to a 5/8 inch rebar found;
- 5) S 00 degrees 58' 15" W 194.70 feet along said Robert L. Miller and Naomi A. Miller's (O.R. 260 page 3793) west line to a 5/8 inch rebar found;
- 6) N 89 degrees 01' 45" W 100.00 feet along said Rosie L. Miller and Carol Sue Miller's north line to the TRUE POINT OF BEGINNING.

This parcel contains 3.471 acres, but subject to all highways and easements of record. To go to adjainer.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5431 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
July 22, 2024

Donald C. Baker P.S. 6938



PPN: 2600549004

**FILE DESCRIPTION**  
Holmes County Map Office  
11/15/2024