

Description 0.702 acre parcel

Being part of the southeast quarter of Section 16, T-9 N, R-4 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Reuben M. Miller and Esther R. Miller in Deed vol. 276 page 568, PN 2600594000.

Described as follows:

Commencing at a 1 inch rebar found marking the southwest corner of the southeast quarter of Section 16, thence N 01 degree 30' 56" E 58.61 feet along the quarter section line to a point in the center of C.R. 144 the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 01 degree 30' 56" E 37.45 feet.

thence with the following FIVE (5) COURSES:

- 1) N 01 degree 30' 56" E 263.42 feet along the quarter section line to an iron pin set;
- 2) N 87 degrees 24' 03" E 145.00 feet through the lands of said Miller to an iron pin set;
- 3) S 11 degrees 28' 04" E 119.50 feet through the lands of said Miller to a point in the center of C.R. 144, witnessed by an iron pin set N 11 degrees 28' 04" W 26.64 feet;
- 4) S 52 degrees 07' 57" W 90.70 feet along the centerline of C.R. 144 to a point;
- 5) S 46 degrees 57' 15" W 142.27 feet along the centerline of C.R. 144 to the TRUE POINT OF BEGINNING.

This parcel contains 0.702 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 5577 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
April 23, 2025



Aaron L. Gerber P.S. 8379



PPN: 2600594001

FILE DESCRIPTION
Holmes County Map Office
6/17/2025