

Description 3.250 acre parcel

Being part of the first quarter of Lot 13, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Jerry D. Miller, trustee and Gloria Ruth Miller, trustee in Official Record vol. 292 page 4238, PN 2600777002.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of Lot 13, thence S 01 degree 32' 09" W 1780.41 feet along the lot line to a 5/8 inch rebar found, thence S 88 degrees 36' 04" E 998.15 feet along said Miller's (O.R.287 page 1542) north line to a 5/8 inch rebar found, thence N 00 degrees 08' 52" E 202.93 feet along Kevin A. Coblentz and Joanna Coblentz's (O.R. 225 page 728) east line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 00 degrees 08' 52" E 524.72 feet along said Coblentz's east line a point in the center of C.R.168, witnessed by a 5/8 inch rebar found S 00 degrees 08' 52" W 27.00 feet;
- 2) S 82 degrees 13' 25" E 280.54 feet along the centerline of C.R. 168 to a point, witnessed by an iron pin set S 00 degrees 08' 52" W 26.53 feet;
- 3) S 00 degrees 08' 52" W 493.56 feet through the lands of said Miller (O.R. 292 page 4238) to an iron pin set;
- 4) N 88 degrees 36' 04" W 278.12 feet through the lands of said Miller to the TRUE POINT OF BEGINNING.

This parcel contains 3.250 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 5770 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
August 12, 2025


Donald C. Baker P.S. 6938



PPN: 2600777010

FILE DESCRIPTION
Holmes County Map Office
2/24/2026