

Description 1.379 acre parcel

Being part of the southwest quarter of Fractional Section 11, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as all of the lands conveyed to David W. Miller and Elsie Miller in Official Record vol. 272 page 5339, PN 2601325003.

Described as follows:

Commencing at a point marking the northwest corner of the southwest quarter of Fractional Section 11, thence S 88 degrees 48' 00" E 1067.66 feet along the section line to a point, thence S 01 degree 24' 38" W 1079.23 feet along Mark D. Miller and Ruth Miller's (O.R. 284 page 1137) east line to a 5/8 inch rebar found on Matthew D. Miller and Marilyn D. Miller's (O.R. 276 page 1472) north line, thence N 82 degrees 18' 05" E 311.75 feet along said Matthew D. Miller and Marilyn D. Miller's north line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 82 degrees 18' 05" E 135.50 feet along Jonas U. Burkholder and Effie Burkholder's (D.V. 271 page 231) north line to a point, witnessed by a 5/8 inch rebar found S 82 degrees 18' 05" W 29.36 feet;
- 2) S 02 degrees 35' 03" W 481.94 feet along said Burkholder's west line to a point, witnessed by a 5/8 inch rebar found N 83 degrees 13' 34" W 21.66 feet;
- 3) N 83 degrees 13' 34" W 125.00 feet along said Miller's (O.R. 247 page 298) north line to a 5/8 inch rebar found;
- 4) N 01 degree 28' 45" E 448.70 feet along Matthew D. Miller and Marilyn D. Miller's (O.R. 276 page 1472) east line to the TRUE POINT OF BEGINNING.

This parcel contains 1.379 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 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 5398 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
August 15, 2024  
Revised September 4, 2024

Donald C. Baker P.S. 6938



PPN: 2601325007

