

Description 98.852 acre parcel

Being part of the southeast quarter of Section 35, T-15 N, R-12 W, Salt Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Willis D. Miller and Anna Kathryn Miller in Official Record vol. 101 page 370, PN 3400283000.

Described as follows:

Beginning at a R.R. spike found at the intersection of T.R. 606 and C.R. 77 marking the northeast corner of the southeast quarter of Section 35 the TRUE POINT OF BEGINNING.

thence with the following NINETEEN (19) COURSES:

- 1) S 00 degrees 14' 05" E 2270.42 feet along the section line and along S.R. 241 and C.R. 77 to a point, witnessed by an iron pin set N 89 degrees 17' 06" W 28.77 feet;
- 2) N 89 degrees 17' 06" W 153.64 feet along Merlin R. Yoder and Ruby R. Yoder's (O.R. 147 page 666) north line to an iron pin set;
- 3) N 01 degree 06' 35" E 50.00 feet along said Yoder's east line to an iron pin set;
- 4) N 89 degrees 17' 06" W 194.06 feet along said Yoder's north line to a 5/8 inch rebar found;
- 5) S 00 degrees 36' 20" W 188.82 feet along said Yoder's west line and along 241 Properties, LLC's (O.R. 286 page 7364) west line to an iron pin set;
- 6) N 80 degrees 46' 27" W 602.37 feet through the lands of said Miller to an iron pin set;
- 7) S 00 degrees 19' 58" E 355.68 feet through the lands of said Miller to an iron pin set on the section line;
- 8) S 89 degrees 40' 02" W 1125.62 feet along the section line to a 5/8 inch rebar found;
- 9) N 00 degrees 18' 19" W 969.52 feet along Vernon Wayne Miller, Larry E. Miller and Esther D. Miller's (O.R. 286 page 3483) east line to a 1/2 inch pinchtot found;
- 10) N 89 degrees 32' 56" E 343.75 feet along Michael A. Yoder and Susan R. Yoder's (O.R. 278 page 125) south line to an iron pin set;
- 11) N 06 degrees 14' 19" E 999.30 feet along said Yoder's east line to a 5/8 inch rebar found;
- 12) N 06 degrees 11' 03" E 699.53 feet along Brian D. Miller and Izabelle C. Miller's (O.R. 286 page 942) east line to a point on the quarter section line and in T.R. 606, witnessed by a 5/8 inch rebar found S 06 degrees 11' 03" W 20.81 feet;
- 13) N 89 degrees 38' 49" E 735.62 feet along the quarter section line and along T.R. 606 to a point, witnessed by a 5/8 inch rebar found S 06 degrees 26' 49" W 15.27 feet;
- 14) S 06 degrees 26' 49" W 294.95 feet along Norman A. Yoder and Lori Ann Yoder's (O.R. 267 page 5905) west line to a 5/8 inch rebar found;
- 15) N 89 degrees 38' 49" E 67.13 feet along said Yoder's south line to a 5/8 inch rebar found;
- 16) S 06 degrees 26' 49" W 818.15 feet along said Yoder's west line to an iron pin set;
- 17) S 81 degrees 55' 00" E 159.78 feet along said Yoder's south line to a 1/2 inch pinchtot found;
- 18) N 00 degrees 09' 47" W 1128.72 feet along said Yoder's east line to a point on the quarter section line and in T.R. 606, witnessed by a 3/4 inch pinchtot found S 00 degrees 09' 47" E 40.12 feet;
- 19) N 89 degrees 38' 49" E 702.28 feet along the quarter section line and along T.R. 606 to the TRUE POINT OF BEGINNING.

This parcel contains 98.852 acres, but subject to all highways and easements of record.

This parcel is subject to a 50 foot common access easement for the purpose of ingress, egress, and general utilities, and further described as follows:

Being part of the southeast quarter of Section 35, T-15 N, R-12 W, Salt Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Willis D. Miller and Anna Kathryn Miller in Official Record vol. 101 page 307, PN 3400283000.

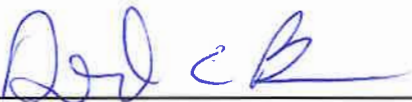
Commencing at a point in S.R. 241 and C.R. 77 marking the southeast corner of the southeast quarter of Section 35, thence N 00 degrees 14' 05" W 810.98 feet along the section line and along S.R. 241 and C.R. 77 to a point the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES along the centerline of a 50 foot common access easement:

- 1) S 89 degrees 45' 55" W 81.94 feet through the lands of said Miller to a point;
- 2) S 15 degrees 57' 09" W 149.65 feet through the lands of said Miller to a point;
- 3) S 37 degrees 28' 29" W 212.40 feet through the lands of said Miller to a point;
- 4) S 75 degrees 27' 39" W 121.30 feet through the lands of said Miller to a point;
- 5) S 06 degrees 12' 05" W 207.99 feet through the lands of said Miller to a point on the north line of Lot 1 of Salt Creek Township Subdivision No. 15 and THERE ENDS.

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 5369 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
May 20, 2024


Donald C. Baker P.S. 6938



Parcel Number: 3400283003

FILE DESCRIPTION
Holmes County Map Office
8/27/2024