

Since 1972

Bair, Goodie and Associates, Inc.

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October 6th, 2025

DESCRIPTION OF A 5.001 ACRE TRACT

Situated in the Township of Clark, County of Holmes, and State of Ohio.

Located in the Northeast and Southeast Quarter of Section 25, T-8N, R-4W of the United States Military District and being part of a tract as conveyed to Matthew P. Miller (Parcel No. 0200664002) in Official Record 196 at Page 1060 of the Holmes County Deed Records and being more fully described as follows:

COMMENCING at a 5/8-inch rebar (found) at the northeast corner of the Southeast Quarter of Section 25, being the southeast corner of a tract as conveyed to Josias L. Miller and Sharon Miller (Official Record 265, Page 2318) and the northeast corner of the above referenced Matthew P. Miller tract;

THENCE with the north line of said southeast quarter and with the south line of said Josias L. Miller and Sharon Miller tract, also being a north line of said Matthew P. Miller tract, North 84 deg. 29 min. 19 sec. West, 1052.12 feet to an iron pin (set) and the PLACE OF BEGINNING for the parcel herein to be described;

THENCE leaving said quarter section line, with a line of new division, passing through said Matthew P. Miller tract the following nine (9) courses:

- 1.) South 05 deg. 30 min. 41 sec. West, 100.00 feet to an iron pin (set);
- 2.) THENCE North 84 deg. 29 min. 19 sec. West, 411.76 feet to an iron pin (set);
- 3.) THENCE North 06 deg. 28 min. 45 sec. East, 199.03 feet to an iron pin (set);

- 4.) THENCE North 63 deg. 52 min. 34 sec. West, 195.21 feet to an iron pin (set);
- 5.) THENCE South 43 deg. 46 min. 42 sec. West, 190.09 feet to a mag nail (set);
- 6.) THENCE South 52 deg. 35 min. 58 sec. West, 92.31 feet to a mag nail (set);
- 7.) THENCE South 62 deg. 29 min. 31 sec. West, 95.35 feet to a mag nail (set);
- 8.) THENCE South 75 deg. 34 min. 40 sec. West, 114.17 feet to an iron pin (set);
- 9.) THENCE North 72 deg. 12min. 02 sec. West, 301.28 feet (passing through an iron pin (set) at 271.21 feet) to a point in State Route 93, on the east line of a tract (Parcel No. 3200012000) as conveyed to Matthew P. Miller (Official Record 196, Page 1060), and the west line of said Matthew P. Miller tract;

THENCE along said state route, with an east line of said Matthew P. Miller tract (Parcel No. 3200012000) and a west line of said Matthew P. Miller tract, North 21 deg. 46 min. 31 sec. East, 109.60 feet to a point at the southwest corner of a tract as conveyed to Mark E. Neal and Kimberly D. Neal (Official Record 133, Page 184), also being the northeast corner of said Matthew P. Miller tract (Parcel No. 3200012000) and a west corner of said Matthew P. Miller tract;

THENCE leaving said state route, with the south line of said Neal tract and a north line of said Matthew P. Miller tract, South 65 deg. 34 min. 24 sec. East, 265.00 feet, (passing through a 5/8-inch rebar capped "Baker" (found) at 29.52 feet) to a 5/8-inch rebar capped "Pyle" (found) at the southeast corner of said Neal tract and a north corner of said Matthew P. Miller tract;

THENCE with the east line of said Neal tract and a west line of said Matthew P. Miller tract, North 26 deg. 11 min. 59 sec. East, 338.29 feet to a 5/8-inch rebar capped "Pyle" (found) at the southwest corner of a tract as conveyed to Donna K. Pope (Official Record 115, Page 748) and the northeast corner of said Neal tract, also being a north corner of said Matthew P. Miller tract;

THENCE with the south line of said Pope tract and a north line of said Matthew P. Miller tract, South 84 deg. 32 min. 15 sec. East, 578.96 feet to a 6x6-inch stone with an "X" (found) at the southeast corner of said Pope tract and a northwest corner of said Josias L. Miller and Sharon Miller tract, also being a north corner of said Matthew P. Miller tract;

THENCE with the west line of said Josias L. Miller and Sharon Miller tract and an east line of said Matthew P. Miller tract, South 06 deg. 28 min. 45 sec. West, 265.17 feet to a 5/8-inch rebar (found) on the south line of the Northeast Quarter of Section 25, at the southwest corner of said Josias L. Miller and Sharon Miller tract, and a north corner of said Matthew P. Miller tract;

THENCE with said quarter section line, with the south line of said Josias L. Miller and Sharon Miller tract and a north line of said Matthew P. Miler tract, South 84 deg. 29 min. 19 sec. East, 282.73 feet to the PLACE OF BEGINNING, containing 5.001 acres, more or less, but subject to all legal highways, rights-of-way and easements.

The above described tract is comprised of 2.997 acres in the Northeast Quarter and 2.004 acres in the Southeast Quarter of Section 25.

Bearings are oriented to the North Quarter Section line of a tract as conveyed to Matthew P. Miller in Official Record 196, Page 1060. Iron pins indicated as (set) are a 5/8-inch iron bar (30-inches in length) with a yellow plastic cap stamped "Bair & Goodie". Date of Survey: August 8th 2024. Plat and description prepared by Frank E. Bair, Professional Surveyor No. 5918. Updated October 6, 2025.

Survey recorded in Holmes County Plat Volume 19 , Page 5711



Plat and Description Prepared By:
Kayne Toukonen
Professional Surveyor No. 8633

PPN: 0200664007



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