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October 6th, 2025

DESCRIPTION OF A 32.356 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:

BEGINNING 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 said Matthew P. Miller tract;

THENCE with the east line of said Section 25 and the east line of said Matthew P. Miller tract, South 05 deg. 00 min. 40 sec. West, 1284.40 feet to a 5/8-inch rebar capped "Pyle" (found) at the northeast corner of a tract as conveyed to Brush Run Holdings, LLC (Official Record 274, Page 7159) and the southeast corner of said Matthew P. Miller tract;

THENCE leaving the east line of said Section 25, with the north line of said Brush Run Holdings, LLC tract and the south line of said Matthew P. Miller tract the following two (2) courses:

- 1) North 36 deg. 30 min. 01 sec. West, 244.47 feet to a 5/8-inch rebar (found);
- 2) THENCE North 79 deg. 40 min. 12 sec. West, 877.66 feet to a 5/8-inch rebar capped "Ward" (found) at the southeast corner of Lot 2 in Paam Dan Subdivision (Plat Book 19, Page 3497) as conveyed to Marvin A. Miller and Michele A. Miller (Official Record 288,

Page 3866) and a north corner of said Brush Run Holdings, LLC tract, also being a southwest corner of said Matthew P. Miller tract;

THENCE with the east line of Lot 2 of said Marvin A. Miller and Michele A. Miller tract and a west line of said Matthew P. Miller tract, North 03 deg. 20 min. 42 sec. East, 632.48 feet to a 5/8-inch rebar (found) at the northeast corner of Lot 2 of said Marvin A. Miller and Michele A. Miller tract and a corner of said Matthew P. Miller tract;

THENCE with the north line of Lot 2 of said Marvin A. Miller and Michele A. Miller tract and the north line of Lot 1 in Paam Dan Subdivision (Plat Book 19, Page 3497) as conveyed to Marvin A. Miller and Michele A. Miller (Official Record 264, Page 3551), also being the north line of a tract as conveyed to Atlee A. Yoder and Ada Mae Yoder (Official Record 264, Page 3585) and the south line of said Matthew P. Miller tract, North 72 deg. 11 min. 12 sec. West, 1303.32 feet (passing through a 5/8-inch rebar capped "Baker" at 405.21 feet and a 5/8-inch rebar at 1272.84 feet) to a point in State Route 93 at the southeast corner of a tract (Parcel No. 3200012000) as conveyed to Matthew P. Miller (Official Record 196, Page 1060) and a west corner of said Matthew P. Miller tract;

THENCE along said state route, with the 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, 50.12 feet to a point;

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

- 1) South 72 deg. 12 min. 02 sec. East, 301.28 feet (passing through an iron pin (set) at 30.07 feet) to an iron pin (set);
- 2) THENCE North 75 deg. 34 min. 40 sec. East, 114.17 feet to a mag nail (set);
- 3) THENCE North 62 deg. 29 min. 31 sec. East, 95.35 feet to a mag nail (set);
- 4) THENCE North 52 deg. 35 min. 58 sec. East, 92.31 feet, to a mag nail (set);
- 5) THENCE North 43 deg. 46 min. 42 sec. East, 190.09 feet to an iron pin (set);
- 6) THENCE South 63 deg. 52 min. 34 sec. East, 195.21 feet to an iron pin (set);
- 7) THENCE South 06 deg. 28 min. 45 sec. West, 199.03 feet, to an iron pin (set);
- 8) THENCE South 84 deg. 29 min. 19 sec. East, 411.76 feet to an iron pin (set);

- 9) THENCE North 05 deg. 30 min. 41 sec. East, 100.00 feet to an iron pin (set) on the north line of the Southeast Quarter of Section 25 and the south line of said Josias L. Miller and Sharon Miller tract, also being a north line 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. Miller tract, South 84 deg. 29 min. 19 sec. East, 1,052.12 feet to the PLACE OF BEGINNING, containing 32.356 acres, more or less, but subject to all legal highways, rights-of-way and easements.

The above described tract is comprised of 0.813 of an acre in the Northeast Quarter and 31.543 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: 0200664008

FILE DESCRIPTION
Holmes County Map Office
12/1/2025

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