

Description 31.286 acre parcel

Being part of the southeast and southwest quarters of Section 21, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as lands conveyed to Kenneth C. Miller and Jennifer L. Miller in Official Record 186 page 1935, PN 0600897000 and PN 0600898000 and to Kenneth Craig Miller and Jennifer Lynn Miller in Official Record 241 page 920, PN 0600898003 .

Described as follows:

Commencing at a 5/8 inch rebar found on the Mechanic Township line marking the southwest corner of the southeast quarter of Section 21, thence S 88 degrees 21' 16" E 811.86 feet along the section line and along the Mechanic Township line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FOURTEEN (14) COURSES:

- 1) N 01 degree 38' 52" E 699.82 feet along Tiffany Rouse (O.R. 200 page 3084) and Louis G. Yerse's (O.R. 268 page 141) east line to a 5/8 inch rebar found;
- 2) N 54 degrees 35' 44" W 757.49 feet along said Yerse's north line to a 5/8 inch rebar found;
- 3) S 66 degrees 58' 36" W 256.41 feet (passing into the southwest quarter of Section 21) along said Yerse's north line to a point in C.R. 58 and on Chaz Miller's (O.R. 270 page 3280) east line, witnessed by a 5/8 inch rebar found N 66 degrees 58' 36" E 32.73 feet;
- 4) N 08 degrees 55' 18" W 82.09 feet along C.R. 58 and along said Chaz Miller's east line to a point;
- 5) N 21 degrees 01' 46" W 332.81 feet along C.R. 58 and along Robert G. McVicker, Jr. and Patricia L. McVicker (O.R. 180 page 1737) and Patricia L. McVicker (O.R. vol. 180 page 1723 and O.R. 180 page 1726) and Breacole L. McVicker (O.R. 180 page 1729) and Bryan J. Phillips and Jeri L. Phillips (O.R. 180 page 1733) and Brandon L. McVicker's (O.R. 180 page 1741 and O.R. 250 page 6687) east line to a 5/8 inch rebar found;
- 6) N 23 degrees 04' 29" W 276.68 feet along C.R. 58 and along Aaron Schlabach and Keri M. Mast's (O.R. 288 page 588) east line to a R.R. spike found, witnessed by a 5/8 inch rebar found N 09 degrees 15' 56" E 47.57 feet;
- 7) N 09 degrees 15' 56" E 169.85 feet along said Schlabach and Mast's east line to a 5/8 inch rebar found in T.R. 129 and on Marvin M. Miller, Co-Trustee and Amy E. Miller, Co-Trustee's (O.R. 288 page 4883) south line;
- 8) S 75 degrees 57' 10" E 484.21 feet (passing into the southeast quarter of Section 21) along T.R. 129 and along said Marvin M. Miller, Co-Trustee and Amy E. Miller, Co-Trustee's south line to a R.R. spike found;

- 9) S 57 degrees 31' 27" E 449.81 feet along T.R. 129 and along said Marvin M. Miller, Co-Trustee and Amy E. Miller, Co-Trustee and Allen Raber's (O.R. 250 page 4027) south line to a 5/8 inch rebar found;
- 10) S 67 degrees 50' 42" E 378.84 feet along T.R. 129 and along said Raber's south line to a 5/8 inch rebar found;
- 11) S 86 degrees 11' 42" E 170.00 feet along T.R. 129 and along said Raber's south line to a 5/8 inch rebar found;
- 12) N 71 degrees 48' 44" E 235.26 feet along T.R. 129 and along said Raber's south line to a point, witnessed by a 5/8 inch rebar found S 01 degree 30' 33" W 28.82 feet;
- 13) S 01 degree 30' 33" W 1427.37 feet along Timothy R. Wolff and Cathy Jo Wolff (D.V. 259 page 326) and Heather L. Fair's (O.R. 80 page 307) west line to a stone found on the section line and on the Mechanic Township line;
- 14) N 88 degrees 21' 16" W 509.28 feet along the section line and along the Mechanic Township line to the TRUE POINT OF BEGINNING.

This parcel contains 31.286 acres, but subject to all highways and easements of record. Containing 3.287 acres in the southwest quarter and 27.999 acres in the southeast quarter of Section 21.

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 5692 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
October 21, 2025

Donald C. Baker

P.S. 6938



PPN: 0600898004

FILE DESCRIPTION

Holmes County Map Office
11/06/2025