

Description 13.866 acre parcel

Being a part of Lots 5 and 6 of the Third Quarter, T-9 N, R-8 W, Monroe Township, Holmes County, Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northeast corner of Lot 5, thence N 88 degrees 14' 57" W 856.64 feet along the lot line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following ELEVEN (11) COURSES:

- 1) S 01 degree 33' 51" W 76.39 feet along Lone Pine Acres' (D.V. 241 page 876) west line to an iron pin set;
- 2) S 71 degrees 18' 04" W 962.38 feet to a point in T.R. 255, witnessed by an iron pin set N 71 degrees 18' 04" E 20.49 feet;
- 3) N 11 degrees 53' 07" E 321.60 feet along the centerline of T.R. 255 to an iron pin set;
- 4) N 16 degrees 53' 52" W 101.37 feet along the centerline of T.R. 255 to a 5/8 inch rebar found on the lot line;
- 5) N 18 degrees 42' 24" W 165.69 feet (passing into Lot 6) along the centerline of T.R. 255 to a 5/8 inch rebar found;
- 6) N 07 degrees 30' 26" W 195.43 feet along the centerline of T.R. 255 to a 5/8 inch rebar found;
- 7) N 16 degrees 24' 38" E 67.91 feet along the centerline of T.R. 255 to a 5/8 inch rebar found in the center of T.R. 256;
- 8) N 69 degrees 02' 02" E 69.59 feet along the centerline of T.R. 256 to a 5/8 inch rebar found;
- 9) S 87 degrees 40' 47" E 128.96 feet along the centerline of T.R. 256 to a 5/8 inch rebar found;
- 10) N 76 degrees 08' 42" E 484.72 feet along the centerline of T.R. 256 to a 5/8 inch rebar found, witnessed by a 5/8 inch rebar found S 25 degrees 10' 48" E 50.00 feet;
- 11) S 25 degrees 10' 48" E 639.13 feet partly through the lands of Travis D. Miller, Trustee and Jevon R. Miller, Co-Trustee and Rebekah L. Miller, Co-Trustee and Eva Miller, Trustee (O.R. 268 page 728, and O.R. 290 page 6116) and partly along Lone Pine Acres II's (O.R. 222 page 1190) west line to the TRUE POINT OF BEGINNING.

This parcel contains 13.866 acres, but subject to all highways and easements of record. Containing 4.767 acres in Lot 5 and 9.099 acres in Lot 6.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying".
Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5820 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
February 25, 2026

Donald C. Baker P.S. 6938



Parcel Number: 1400265010

FILE DESCRIPTION

Holmes County Map Office
4/29/2026