

Description 5.644 acre parcel

Being part of the northwest quarter of Section 31, T-14 N, R-13 W, Prairie Township, Holmes County, Ohio, also known as part of the lands conveyed to Laverne Miller and Lisa Miller in O.R. 292 page 7351 and O.R. 271 page 5582, PN 1700224000 and PN 1700114000.

Described as follows:

Commencing at a 5/8" rebar found marking the northeast corner of the northwest quarter of Section 31, thence N 89 degrees 20' 24" W 1687.10 feet along the section line to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 00 degrees 08' 04" W 1.92 feet.

thence with the following EIGHT (8) COURSES:

- 1) S 00 degrees 08' 04" W 522.06 feet along Crone Family Farm, LLC's (O.R. 258 page 5238) west line to a 5/8 inch rebar found;
- 2) N 77 degrees 10' 33" W 481.14 feet along said Crone's north line and partially along T.R. 552 to a 5/8 inch rebar found;
- 3) N 72 degrees 00' 24" W 115.50 feet along John C. Harvey, Trustee and Carol J. Harvey, Trustee's (O.R. 176 page 2226) east line and along T.R. 552 to a point;
- 4) N 56 degrees 24' 12" W 130.77 feet along said Harvey's east line and along T.R. 552 to a point;
- 5) N 28 degrees 15' 40" W 240.59 feet along the centerline of T.R. 552 to a point, witnessed by an iron pin set S 71 degrees 10' 21" E 47.94 feet;
- 6) S 71 degrees 10' 21" E 453.87 feet through the lands of said Miller to an iron pin set;
- 7) N 12 degrees 33' 41" E 251.48 feet through the lands of said Miller to an iron pin set on the section line;
- 8) S 89 degrees 20' 24" E 318.80 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 5.644 acres, but subject to all highways and easements of record.

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 5676 for survey.
This survey made and description prepared by Donald C. Baker P.S. 6938.
August 20, 2025


Donald C. Baker P.S. 6938



PPN: 1700114001

FILE DESCRIPTION
Holmes County Map Office
10/22/2025