

### Description 10.191 acre parcel – Tract A

Being part of the southwest quarter of Fractional Section 18, T-13 N, R-13 W, Prairie Township, Holmes County, Ohio, also known as part of the lands conveyed to Edward I. Miller and Esther A. Miller in Official Record vol. 285 page 3368, PN 1700258002.

Described as follows:

Commencing at a 5/8 inch rebar found on the Ripley Township line marking the northwest corner of the southwest quarter of Fractional Section 18, thence S 89 degrees 48' 00" E 1457.94 feet along the quarter section line and partly along T.R. 506 to a 5/8 inch rebar found, thence S 00 degrees 27' 40" W 1387.03 feet along JEAD Holdings, LLC's (O.R. 285 page 2467) east line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following ELEVEN (11) COURSES:

- 1) S 89 degrees 32' 20" E 203.41 feet through the lands of said Miller to an iron pin set;
- 2) N 09 degrees 04' 53" E 73.42 feet through the lands of said Miller to an iron pin set;
- 3) S 81 degrees 44' 57" E 535.51 feet through the lands of said Miller to an iron pin set;
- 4) N 27 degrees 24' 52" E 744.50 feet through the lands of said Miller to a point in the center of T.R. 506, witnessed by an iron pin set S 27 degrees 24' 52" W 19.03 feet;
- 5) S 55 degrees 37' 44" E 50.37 feet along the centerline of T.R. 506 to a point, witnessed by an iron pin set S 27 degrees 24' 52" W 17.81 feet;
- 6) S 27 degrees 24' 52" W 1046.86 feet through the lands of said Miller to an iron pin set;
- 7) S 41 degrees 15' 52" E 366.57 feet through the lands of said Miller to an iron pin set;
- 8) S 42 degrees 33' 22" W 281.73 feet through the lands of said Miller to an iron pin set;
- 9) N 41 degrees 12' 35" W 518.69 feet through the lands of said Miller to an iron pin set;
- 10) N 89 degrees 32' 20" W 360.00 feet through the lands of said Miller to an iron pin set on said JEAD Holdings, LLC's east line;
- 11) N 00 degrees 27' 40" E 392.80 feet along said JEAD Holdings, LLC's east line to the TRUE POINT OF BEGINNING.

This parcel contains 10.191 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 5510 for survey.  
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.  
February 17, 2025



Aaron L. Gerber

P.S. 8379



Parcel Number: 1700258005

**FILE DESCRIPTION**

Holmes County Map Office

3/19/2025