

Description 10.191 acre parcel – Tract B

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 73.83 feet along JEAD Holdings, LLC's (O.R. 285 page 2467) east line to a point in the center of T.R. 506, thence S 75 degrees 00' 15" E 133.77 feet along the centerline of T.R. 506 to a R.R. spike found, thence S 64 degrees 49' 18" E 130.31 feet along the centerline of T.R. 506 to a 5/8 inch rebar found, thence S 58 degrees 39' 24" E 230.08 feet along the centerline of T.R. 506 to a 5/8 inch rebar found, thence S 55 degrees 46' 55" E 65.24 feet along the centerline of T.R. 506 to a point, thence S 27 degrees 24' 52" W 420.64 feet along Marcus V. Miller and Erma D. Miller's (O.R. 285 page 4027) west line to a 5/8 inch rebar found, thence S 62 degrees 35' 08" E 585.00 feet along said Miller's south line to a 5/8 inch rebar found, thence N 27 degrees 24' 52" E 336.44 feet along said Miller's east line to a point in the center of T.R. 506, thence S 55 degrees 37' 44" E 170.37 feet along the centerline of T.R. 506 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 27 degrees 24' 52" W 17.81 feet.

thence with the following NINE (9) COURSES:

- 1) S 55 degrees 37' 44" E 33.63 feet along the centerline of T.R. 506 to a point;
- 2) S 53 degrees 40' 36" E 264.00 feet along the centerline of T.R. 506 to a point;
- 3) S 66 degrees 59' 00" E 47.00 feet along the centerline of T.R. 506 to a point;
- 4) S 79 degrees 55' 09" E 42.00 feet along the centerline of T.R. 506 to a point;
- 5) N 81 degrees 43' 54" E 45.00 feet along the centerline of T.R. 506 to a point, witnessed by an iron pin set S 28 degrees 06' 34" W 21.98 feet;
- 6) S 28 degrees 06' 34" W 937.97 feet through the lands of said Edward I. Miller and Esther A. Miller to an iron pin set;
- 7) S 42 degrees 33' 22" W 248.27 feet through the lands of said Miller to an iron pin set;
- 8) N 41 degrees 15' 52" W 366.57 feet through the lands of said Miller to an iron pin set;
- 9) N 27 degrees 24' 52" E 1046.86 feet through the lands of said Miller 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 _____, page _____ for survey.

This survey made and description prepared by Aaron L. Gerber, P.S. 8379.

February 17, 2025

AL

Aaron L. Gerber

P.S. 8379



Parcel Number: 1700258006

FILE DESCRIPTION

Holmes County Map Office

3/19/2025