

Description 2.712 acre parcel

Being part of the southwest quarter of Section 31, T-14 N, R-13 W, Prairie Township, Holmes County, Ohio, also known as part of the lands conveyed to David J. Miller and Effie J. Miller in Deed vol. 223 page 390, PN 1700312000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northeast corner of the southwest quarter of Section 31, thence N 89 degrees 34' 23" W 1159.72 feet along the quarter section line to an iron pin set, thence S 06 degrees 35' 53" E 375.17 feet along Gary A. Morris and Rebecca Morris' (O.R. 160 page 134) east line to a 1 inch pipe found, thence S 82 degrees 47' 46" W 135.00 feet along said Morris' south line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 06 degrees 35' 53" E 80.17 feet through the lands of said Miller to an iron pin set;
- 2) S 65 degrees 07' 06" W 676.15 feet through the lands of said Miller to a point in the center of T.R. 551, witnessed by an iron pin set N 65 degrees 07' 06" E 19.46 feet;
- 3) N 07 degrees 37' 14" W 285.50 feet along the centerline of T.R. 551 to a point, witnessed by a 5/8 inch rebar found N 82 degrees 47' 46" E 15.18 feet;
- 4) N 82 degrees 47' 46" E 647.15 feet along Rhoda Miller (O.R. 270 page 3744) and said Morris' south line to the TRUE POINT OF BEGINNING.

This parcel contains 2.712 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 5749 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
October 7, 2025


Donald C. Baker P.S. 6938



Parcel Number: 1700312002

FILE DESCRIPTION
Holmes County Map Office
1/22/2026