

Description 60.000 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:

Beginning at a 5/8 inch rebar found on the Ripley Township line, marking the northwest corner of the southwest quarter of Section 31 the TRUE POINT OF BEGINNING.

thence with the following FOURTEEN (14) COURSES:

- 1) S 89 degrees 34' 23" E 1717.92 feet along the quarter section line to a 5/8 inch rebar found;
- 2) S 00 degrees 25' 37" W 227.65 feet along Jeffery Fisher and Rosanna Fisher's (D.V. 248 page 785) west line to a 5/8 inch rebar found;
- 3) S 80 degrees 54' 09" E 290.80 feet along said Fisher's south line to a 5/8 inch rebar found;
- 4) N 07 degrees 43' 07" W 274.26 feet along said Fisher's east line to a 5/8 inch rebar found on the quarter section line;
- 5) S 89 degrees 34' 23" E 130.00 feet along the quarter section line to a 1/2 inch pipe found in the center of T.R. 551;
- 6) S 07 degrees 37' 14" E 584.66 feet along the centerline of T.R. 551 to a point, witnessed by an iron pin set N 89 degrees 27' 45" W 15.00 feet;
- 7) N 89 degrees 27' 45" W 589.56 feet through the lands of said Miller to an iron pin set;
- 8) S 32 degrees 42' 18" W 144.72 feet through the lands of said Miller to an iron pin set;
- 9) S 20 degrees 43' 34" W 366.69 feet through the lands of said Miller to an iron pin set;
- 10) N 53 degrees 53' 36" W 500.48 feet through the lands of said Miller to an iron pin set;
- 11) S 59 degrees 00' 52" W 526.12 feet through the lands of said Miller to an iron pin set;
- 12) S 01 degree 22' 22" E 1681.88 feet through the lands of said Miller to an iron pin set on the section line and in T.R. 516;
- 13) N 89 degrees 38' 24" W 553.45 feet along the section line and along T.R. 516 to a 5/8 inch rebar found on the Ripley Township line marking the southwest corner of the southwest quarter of Section 31;
- 14) N 00 degrees 10' 07" W 2708.18 feet along the section line and along the Ripley Township line to the TRUE POINT OF BEGINNING.

This parcel contains 60.000 acres, but subject to all highways and easements of record.

Subject to a 50 foot easement recorded in Plat vol. 12 page 526.

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: 1700312004

FILE DESCRIPTION
Holmes County Map Office
1/22/2026