

Description 123.259 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 marking the northeast corner of the southwest quarter of Section 31 the TRUE POINT OF BEGINNING.

thence with the following EIGHTEEN (18) COURSES:

- 1) S 00 degrees 10' 12" W 1198.53 feet along the quarter section line to an iron pin set;
- 2) N 89 degrees 40' 10" W 1161.55 feet through the lands of said Miller to an iron pin set;
- 3) S 00 degrees 19' 50" W 150.00 feet through the lands of said Miller to an iron pin set;
- 4) N 89 degrees 40' 10" W 607.22 feet through the lands of said Miller to a point in the center of T.R. 551, witnessed by an iron pin set S 89 degrees 40' 10" E 16.97 feet;
- 5) S 07 degrees 53' 20" E 1368.05 feet along the centerline of T.R. 551 to a point on the section line and in T.R. 516, witnessed by an iron pin set N 89 degrees 38' 24" W 23.74 feet;
- 6) N 89 degrees 38' 24" W 1906.05 feet along the section line and along T.R. 516 to an pin set;
- 7) N 01 degree 22' 22" W 1681.88 feet through the lands of said Miller to an iron pin set;
- 8) N 59 degrees 00' 52" E 526.12 feet through the lands of said Miller to an iron pin set;
- 9) S 53 degrees 53' 36" E 500.48 feet through the lands of said Miller to an iron pin set;
- 10) N 20 degrees 43' 34" E 366.69 feet through the lands of said Miller to an iron pin set;
- 11) N 32 degrees 42' 18" E 144.72 feet through the lands of said Miller to an iron pin set;
- 12) S 89 degrees 27' 45" E 589.56 feet through the lands of said Miller to a point in the centerline of T.R. 551, witnessed by an iron pin set N 89 degrees 27' 45" W 15.00 feet;
- 13) S 07 degrees 37' 14" E 181.79 feet along the centerline of T.R. 551 to a point, witnessed by an iron pin set N 65 degrees 07' 06" E 19.46 feet;
- 14) N 65 degrees 07' 06" E 676.15 feet through the lands of said Miller to an iron pin set;
- 15) N 06 degrees 35' 53" W 80.17 feet through the lands of said Miller to an iron pin set on Gary A. Morris and Rebecca Morris' (O.R. 160 page 134) south line;

- 16) N 82 degrees 47' 46" E 135.00 feet along said Morris' south line to a 1 inch pipe found;
- 17) N 06 degrees 35' 53" W 375.17 feet along said Morris' east line to an iron pin set on the quarter section line;
- 18) S 89 degrees 34' 23" E 1159.72 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 123.259 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: 1700312005

FILE DESCRIPTION

Holmes County Map Office
1/22/2026