

Description 3.893 acre parcel

Being part of the northeast quarter of Section 12, T-17 N, R-14 W, Ripley Township, Holmes County, Ohio, also known as part of the lands conveyed to Emanuel J. Miller and Elsie R. Miller in O.R. 187 page 2668, PN 2300602003.

Described as follows:

Commencing at a 5/8 inch rebar found on the Prairie Township line and in T.R. 525 marking the northeast corner of the northeast quarter of Section 12, thence S 89 degree 12' 44" W 1099.35 feet along the section line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) S 00 degrees 16' 44" W 350.29 feet along Dennis E. Miller and Esther A. Miller's (O.R. 255 page 827) west line to a 5/8 inch rebar found;
- 2) N 89 degrees 12' 15" E 488.82 feet along said Dennis E. Miller and Esther A. Miller's south line to a 5/8 inch rebar found;
- 3) S 00 degrees 16' 44" W 110.55 feet through the lands of said Emanuel J. Miller and Elsie R. Miller to an iron pin set;
- 4) S 89 degrees 05' 46" W 739.03 feet through the lands of said Emanuel J. Miller and Elsie R. Miller to an iron pin set;
- 5) N 00 degrees 24' 47" E 462.29 feet through the lands of said Emanuel J. Miller and Elsie R. Miller to an iron pin set on the section line;
- 6) N 89 degrees 12' 44" E 249.10 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 3.893 acres, but subject to all easements of record.
To go to adjoiner.

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 5824 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
September 22, 2025

Donald C. Baker P.S. 6938



PPN: 2300602004

FILE DESCRIPTION
Holmes County Map Office
5/4/2026