

Description 9.130 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 00 degree 16' 23" W 781.73 feet along the Prairie Township line and along the section line and along T.R. 525 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 88 degrees 06' 55" W 15.60 feet.

thence with the following EIGHT (8) COURSES:

- 1) S 00 degrees 16' 23" W 50.04 feet along the Prairie Township line and along the section line and along T.R. 525 to a point, witnessed by an iron pin set S 88 degrees 06' 55" W 13.16 feet;
- 2) S 88 degrees 06' 55" W 575.82 feet along Melvin S. Miller and Mary E. Miller's (O.R. 117 page 100) north line to a 1/2 inch pipe found;
- 3) S 02 degrees 09' 51" E 120.91 feet along said Melvin S. Miller and Mary E. Miller's west line to an iron pin set;
- 4) S 89 degrees 05' 46" W 940.27 feet through the lands of said Emanuel J. Miller and Elsie R. Miller to an iron pin set;
- 5) N 00 degrees 16' 44" E 403.00 feet through the lands of said Emanuel J. Miller and Elsie R. Miller to an iron pin set;
- 6) N 89 degrees 05' 46" E 900.00 feet through the lands of said Emanuel J. Miller and Elsie R. Miller to an iron pin set;
- 7) S 00 degrees 16' 44" W 232.66 feet through the lands of said Emanuel J. Miller and Elsie R. Miller to an iron pin set;
- 8) N 88 degrees 06' 55" E 610.94 feet through the lands of said Emanuel J. Miller and Elsie R. Miller to the TRUE POINT OF BEGINNING.

This parcel contains 9.130 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 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: 2300602005

FILE DESCRIPTION
Holmes County Map Office
5/4/2026