Description 2.656 acre parcel

Being a part of the northeast and northwest quarters of Section 7, T-8 N, R-5 W, Clark Township, Holmes County, Ohio, also known as part of the lands conveyed to David M. Miller and Mary E. Miller in Official Record vol. 233 page 1943, PN 3300145000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of the northwest quarter of Section 7, thence N 00 degrees 50' 32" E 1465.86 feet along the quarter section line to a point the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES:

1) S 71 degrees 53' 51" W 364.43 feet through the lands of said Miller to an iron pin set;
2) S 28 degrees 02' 22" E 252.42 feet through the lands of said Miller to an iron pin set on the north line of Sunny Lane Drive a 50 foot private drive (P. 18 page 67);
3) S 68 degrees 37' 05" W 50.34 feet along the north line of said Sunny Lane Drive and through the lands of said Miller to an iron pin set;
4) N 28 degrees 02' 22" W 463.30 feet along Rooftop Group, LLC (O.R. 242 page 552 and O.R. 274 page 1618) and Gary L. Keim's (O.R. 244 page 626, O.R. 261 page 4246 and O.R. 274 page 1614) east line to a 5/8 inch rebar found;
5) N 71 degrees 53' 51" E 521.39 feet along Fender's Fish Hatchery, LLC's (O.R. 258 page 782 and O.R. 258 page 786) south line to a 5/8 inch rebar found on the quarter section line;
6) S 17 degrees 45' 59" E 204.84 feet (passing into the northeast quarter of Section 7) along the west line of Lot 1 of Sunny Slope Subdivision (P. 18 page 67) and along Aden Ray Miller and Esther Miller's (O.R. 87 page 855) west line to a 5/8 inch rebar found;
7) S 71 degrees 53' 51" W 69.11 feet through the lands of said David M. Miller and Mary E. Miller to the TRUE POINT OF BEGINNING.

This parcel contains 2.656 acres, but subject to all highways and easements of record. Containing 2.494 acres in the northwest quarter and 0.162 acres in the northeast quarter of Section 7.

The above described 2.656 acre parcel is subject to and has the right to use an existing 50 foot easement recorded in Plat vol. 13 page 109.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying".
Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5951 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
February 4, 2026

Donald C. Baker P.S. 6938



PPN: 3300145002

FILE DESCRIPTION
Holmes County Map Office
10/27/2026