

Description 47.729 acre parcel

Being a part of the southeast quarter of Section 31, T-18 N, R-14 W and the northeast quarter of Section 6, T-17 N, R-14 W, Ripley Township, Holmes County, Ohio, also known as part of the lands conveyed to David C. Eliot, Trustee and Melinda J. Eliot, Trustee in Official Record vol. 207 page 1789, PN 2300098000 and PN 2300097000.

Described as follows:

Beginning at a 5/8 inch rebar found in T.R. 508 marking the southwest corner of the southeast quarter of Section 31 the TRUE POINT OF BEGINNING.

thence with the following FOURTEEN (14) COURSES:

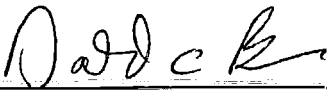
- 1) N 00 degrees 39' 00" W 434.31 feet along the quarter section line and along T.R. 508 to a point, witnessed by a 5/8 inch rebar found S 88 degrees 15' 53" E 26.58 feet;
- 2) S 88 degrees 15' 53" E 181.68 feet along Stephan D. Pritt and Robin L. Pritt's (O.R. 195 page 1576) south line to a 5/8 inch rebar found;
- 3) N 77 degrees 25' 46" E 45.40 feet along said Pritt's south line to a 5/8 inch rebar found;
- 4) N 49 degrees 55' 30" E 32.00 feet along said Pritt's south line to a 5/8 inch rebar found;
- 5) N 12 degrees 58' 10" E 119.53 feet along said Pritt's east line to a 5/8 inch rebar found;
- 6) N 00 degrees 22' 08" W 90.21 feet along said Pritt's east line to a 5/8 inch rebar found;
- 7) N 22 degrees 52' 47" W 24.30 feet along said Pritt's east line to a 5/8 inch rebar found;
- 8) N 04 degrees 18' 34" E 97.15 feet along said Pritt's east line to a 5/8 inch rebar found;
- 9) S 89 degrees 11' 53" E 1100.86 feet along said Pritt's (O.R. 61 page 906) south line and along said Eliot's (PN 2300612000) south line to a 5/8 inch rebar found;
- 10) S 01 degrees 47' 56" E 1220.91 feet (passing into the northeast quarter of Section 6) along said Eliot's (PN 2300612000) west line and along Dan S. Barkman and Anna Barkman's (D.V. 273 page 407) west line to an iron pin set;
- 11) S 89 degrees 30' 12" W 698.85 feet along said Barkman's north line to an iron pin set;

- 12) S 02 degrees 18' 53" E 663.83 feet along said Barkman's west line to a 5/8 inch rebar found;
- 13) S 89 degrees 45' 45" W 692.60 feet along Scott T. Eliot and Jean R. Eliot's (D.V. 254 page 477) north line to a point on the quarter section line and in T.R. 508, witnessed by a 5/8 inch rebar found N 89 degrees 45' 45" E 10.63 feet;
- 14) N 02 degrees 14' 46" W 1123.58 feet along the quarter section line and along T.R. 508 to the TRUE POINT OF BEGINNING.

This parcel contains 47.729 acres, but subject to all highways and easements of record. Containing 22.914 acres in the southeast quarter of Section 31 and 24.815 acres in the northeast quarter of Section 6.

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.

See Holmes County Plat Book 19, page 4349 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
February 4, 2021

  
\_\_\_\_\_  
Donald C. Baker P.S. 6938



Parcel Number: 2300097002

**FILE DESCRIPTION**  
Holmes County Map Office  
3/31/2021