

Description 13.857 acre parcel

Being a part of the southeast quarter of Section 17, Ripley Township, T-17 N, R-14 W, Holmes County, Ohio, also known as part of the lands conveyed to RRS Holdings, LLC in Official Record vol. 278 page 2273, PN 2300192000.

Described as follows:

Beginning at a 5/8 inch rebar found in T.R. 504 (non-maintained) marking the northeast corner of the southeast quarter of Section 17 the TRUE POINT OF BEGINNING.

thence with the following TWELVE (12) COURSES:

- 1) S 00 degrees 24' 30" E 975.66 feet along the section line to a R.R. spike found in the center of T.R. 503, witnessed by a 5/8 inch rebar found N 00 degrees 24' 30" W 58.31 feet;
- 2) N 19 degrees 32' 21" W 33.95 feet along the centerline of T.R. 503 to a R.R. spike set;
- 3) N 31 degrees 46' 49" W 59.42 feet along the centerline of T.R. 503 to a R.R. spike set;
- 4) N 53 degrees 06' 01" W 82.19 feet along the centerline of T.R. 503 to a R.R. spike set;
- 5) N 64 degrees 36' 13" W 334.83 feet along the centerline of T.R. 503 to a R.R. spike set;
- 6) N 56 degrees 52' 59" W 119.97 feet along the centerline of T.R. 503 to a R.R. spike set;
- 7) N 49 degrees 43' 16" W 88.55 feet along the centerline of T.R. 503 to a point;
- 8) N 45 degrees 25' 48" W 176.82 feet along the centerline of T.R. 503 to an iron pin set;
- 9) N 43 degrees 02' 24" W 324.48 feet along the centerline of T.R. 503 to an iron pin set;
- 10) N 39 degrees 09' 18" W 225.43 feet along the centerline of T.R. 503 to a R.R. spike set;
- 11) N 53 degrees 38' 03" W 100.61 feet along the centerline of T.R. 503 to an iron pin set on the quarter section line, witnessed by an iron pin set S 89 degrees 04' 54" E 71.27 feet;

12) S 89 degrees 04' 54" E 1142.86 feet along the quarter section line and along T.R. 504 to the TRUE POINT OF BEGINNING.

This parcel contains 13.857 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 6938". Basis of bearings assumed.

See Holmes County Plat Book 19, page 4532 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
October 8, 2021

Donald C. Baker

P.S. 6938



Parcel Number: 2300192001

FILE DESCRIPTION

Holmes County Map Office

10/27/2021