

Description 14.134 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:

Commencing at a 5/8 inch rebar found in T.R. 504 (non-maintained) marking the northeast corner of the southeast quarter of Section 17, thence N 89 degrees 04' 54" W 1142.86 feet along the quarter section line and along T.R. 504 to an iron pin set in T.R. 503 the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 89 degrees 04' 54" E 71.27 feet.

thence with the following TEN (10) COURSES:

- 1) S 53 degrees 38' 03" E 100.61 feet along the centerline of T.R. 503 to a R.R. spike set;
- 2) S 39 degrees 09' 18" E 225.43 feet along the centerline of T.R. 503 to an iron pin set;
- 3) S 43 degrees 02' 24" E 324.48 feet along the centerline of T.R. 503 to an iron pin set;
- 4) S 45 degrees 25' 48" E 176.82 feet along the centerline of T.R. 503 to a point;
- 5) S 49 degrees 43' 16" E 88.55 feet along the centerline of T.R. 503 to a R.R. spike set;
- 6) S 41 degrees 03' 19" W 21.57 feet through the lands of said RRS Holdings, LLC to a point, witnessed by an iron pin set S 80 degrees 01' 01" W 20.00 feet;
- 7) S 80 degrees 01' 01" W 318.64 feet through the lands of said RRS Holdings, LLC to an iron pin set;
- 8) S 00 degrees 43' 20" E 526.91 feet through the lands of said RRS Holdings, LLC to an iron pin set;
- 9) N 89 degrees 04' 18" W 477.13 feet through the lands of said RRS Holdings, LLC to an iron pin set on Robert J. Jursich, Sr. Trustee of the Robert J. Jursich, Sr. Revocable Trust's (O.R. 262 page 6386) east line;
- 10) N 00 degrees 43' 20" W 1246.51 feet along said Jursich's east line to a point on the quarter section line and in T.R. 503, witnessed by a 5/8 inch rebar found S 00 degrees 43' 20" E 18.18 feet;

11) S 89 degrees 04' 54" E 175.80 feet along the quarter section line and along T.R. 504 to the TRUE POINT OF BEGINNING.

This parcel contains 14.134 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: 2300192002

FILE DESCRIPTION
Holmes County Map Office
10/27/2021

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