



## DESCRIPTION OF A 40.563 ACRE PARCEL

Situated in the Township of Ripley, County of Holmes and the State of Ohio being the Northwest Quarter of the Southeast Quarter of Section 17 (T-17N, R-14W) of the Congress Lands North of the Old Seven Ranges and being a parcel conveyed to Robert J. Jursich, Sr., Trustee of the Robert J. Jursich, Sr. Revocable Trust (PN: 23-00212.001) and recorded in O.R. Book 262, Page 6386 of the Holmes County Official Records, and more fully bounded and described as follows:

**Beginning** at a 1/2" iron rebar found at the intersection of the centerline of T.R. 503 (60' RW) and the centerline of T.R. 505 (40' RW) and being the northwest corner of said Southeast Quarter of Section 17, said point being the **True Place of Beginning** for the parcel of land herein described;

Course No. 1; Thence S 89°21'40" E, along the north line of said Southeast Quarter of Section 17, being said centerline of said T.R. 503, a distance of 1320.20 feet to a 5/8" iron rebar found in said centerline of T.R. 503;

Course No. 2; Thence S 00°59'54" E, along the east line of said Northwest Quarter of the Southeast Quarter of Section 17, being a westerly line of a parcel conveyed to David J. Hershberger and Fannie A. Hershberger and recorded in O.R. Book 288, Page 1017 of the Holmes County Official Records, being a westerly line of a parcel conveyed to Ivan R. Swartzentruber and Laura J. Swartzentruber and recorded in O.R. Book 285, Page 2287 of the Holmes County Official Records, and being a westerly line of a parcel conveyed to R&R Property Rentals, LLC and recorded in O.R. Book 290, Page 783 of the Holmes County Official Records, passing a 5/8" iron rebar found at 18.44 feet, passing a 5/8" 'Baker' capped iron rebar found at 1246.67 feet, a total distance of 1336.68 feet to a 5/8" 'Long' capped iron rebar found;

Course No. 3; Thence N 89°22'49" W, along the south line of said Northwest Quarter of the Southeast Quarter of Section 17, and being a northerly line of said R&R Property Rentals, LLC parcel, a distance of 1324.18 feet to a 5/8" 'Long' capped iron rebar found;

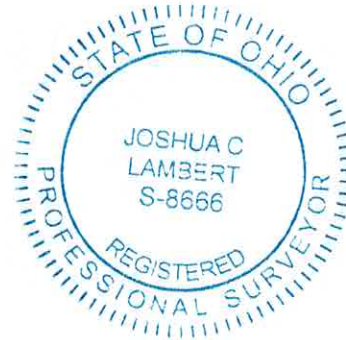
Course No. 4; Thence N 00°49'38" W, along the quarter section line, and being an easterly line of a parcel conveyed to said Robert J. Jursich, Sr., Trustee, a distance of 1337.02 feet to the **True Place of Beginning** and containing 40.563 acres of land, of which 0.909 acres are in road right of way, more or less, as surveyed by Joshua C. Lambert, P.S., Ohio Registration No. S-8666, for Castle Surveying, LLC, on November 13, 2024, but subject to all legal roads, highways, rights of way, easements and leases of record.

The Basis of Bearings is Ohio State Plane Coordinates, North Zone, NAD 1983 (2011).  
All iron pins set are 30 inch X 5/8 inch rebar with plastic caps stamped "Castle Surveying".  
See Holmes County Plat Book 19, Page 5497 for survey.

 12-2-24

Joshua C. Lambert, P.S. Professional Surveyor No. S-8666

PPN: 2300212003



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C-24298 Tract II DESCRIPTION

**FILE DESCRIPTION**  
Holmes County Map Office  
2/24/2025

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