

Description 0.137 acre parcel

Being a part of the southeast quarter of Section 11, Ripley Township, T-17 N, R-14 W, Holmes County, Ohio, also known as part of the lands conveyed to Margandale Land Company, LLC in Official Record vol. 208 page 836, PN 2300214000.

Described as follows:

Commencing at a R.R. spike found in S.R. 754 marking the southwest corner of the southeast quarter of Section 11, thence N 00 degrees 23' 39" E 888.37 feet along the quarter section line and along S.R. 754 to a point at the intersection of S.R. 754 and T.R. 523, the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 89 degrees 36' 21" E 35.55 feet.

thence with the following FOUR (4) COURSES:

- 1) N 00 degrees 23' 39" E 29.03 feet along the quarter section line and along S.R. 754 to a point;
- 2) S 89 degrees 26' 13" E 208.17 feet along Dennis Kauffman and Jennifer Shumaker's (O.R. 265 page 3914) south line to a point;
- 3) S 00 degrees 23' 39" W 28.42 feet through the lands of said Margandale Land Company, LLC to an iron pin set in the center of T.R. 523;
- 4) N 89 degrees 36' 21" W 208.17 feet along the centerline of T.R. 523 to the TRUE POINT OF BEGINNING.

This parcel contains 0.137 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". Bearings assumed.

See Holmes County Plat Book 19, page 3928 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
October 8, 2019


Donald C. Baker P.S. 6938



Parcel Number: 2300214001

