

Since 1972

Bair, Goodie and Associates, Inc.

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December 08, 2023

DESCRIPTION OF A 5.339 ACRE TRACT

Situated in the Township of Ripley, County of Holmes, and State of Ohio.

Located in the Southwest Quarter of Section 2, T-17N, R-14W, and being part of the land as conveyed to Jacob J. Troyer and Emma Mae Troyer as recorded in Official Record 229 at Page 1845 (Parcel No. 2300310000) of the Holmes County Records and being more fully described as follows:

BEGINNING at a 5/8-inch rebar (found) at the southeast corner of the Southwest Quarter of Section 2 and the southeast corner of the above referenced Troyer parcel;

THENCE with the south line of the Southwest Quarter of Section 2 and the south line of said Troyer parcel, North 89 deg. 33 min. 51 sec. West, 19.10 feet to a 1-inch mag nail (set) at the southeast corner of a parcel as conveyed to Holmes-Wayne Electric Cooperative, Inc. (Deed Volume 125, Page 129 and Corp. 1, Page 24) and a southwest corner of said Troyer parcel;

THENCE leaving said section line, with the bounds of said Holmes-Wayne Electric Cooperative, Inc. parcel and the bounds of said Troyer parcel the following three (3) courses:

- 1) North 00 deg. 03 min. 10 sec. West, 250.53 feet (passing a 1/2-inch I.D. iron pipe (found) at 35.58 feet) to a 1/2-inch I.D. iron pipe (found);
- 2) THENCE North 89 deg. 35 min. 13 sec. West, 398.05 feet to a 1/2-inch I.D. iron pipe (found);
- 3) THENCE South 21 deg. 46 min. 00 sec. East, 270.42 feet to a 1-inch mag nail (set) on the south line of the Southwest Quarter of Section 2, in State Route 754, at the southwest corner of said Holmes-Wayne Electric Cooperative, Inc. parcel, and a southeast corner of said Troyer parcel;

THENCE with said section line, along State Route 754, and with the south line of said Troyer parcel, North 89 deg. 33 min. 51 sec. West, 178.51 feet to a 1-inch mag nail (set);

THENCE leaving said section line and said state route, with a line of new division passing through said Troyer parcel the following two (2) courses:


- 1) North 00 deg. 04 min. 37 sec. West, 645.16 feet (passing through an iron pin in concrete monument (set) at 37.15 feet) to an iron pin in concrete monument (set);
- 2) THENCE South 89 deg. 33 min. 51 sec. East, 495.61 feet to an iron pin in concrete monument (set) on the east line of the Southwest Quarter of Section 2 and the east line of said Troyer parcel;

THENCE with the east line of said quarter section and the east line of said Troyer parcel, South 00 deg. 04 min. 37 sec. East, 645.15 feet (passing through a 5/8-inch rebar capped "Baker" (found) at 619.52 feet) to the PLACE OF BEGINNING, containing 5.339 acres, more or less, but subject to all legal highways, rights-of-way, and easements.

Bearings are oriented to the State Plane Coordinate System: Ohio North Zone (3401); Horizontal Datum: (NAD83) (2011). Concrete monuments indicated (set) have within them a 5/8-inch iron bar (30-inches in length) with a yellow plastic cap stamped "Bair & Goodie." Date of Survey: December 08, 2023. Plat and description of survey represents the minimum standards for boundary surveys in the State of Ohio as published in chapter 4733-37 of the Ohio Administration Code. Plat and description of survey prepared by Brian D. Berkshire, Professional Surveyor No. 8777.

Survey recorded in Holmes County Plat Book 19, Page 5379.





Brian D. Berkshire

Professional Surveyor #8777

PPN: 2300310002

FILE DESCRIPTION
Holmes County Map Office
9/13/2024

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