

Description 46.160 acre parcel

Being a part of the northeast and northwest quarters of Section 7, Ripley Township, T-17 N, R-14 W, Holmes County, Ohio, also known as part of the lands conveyed to Karen J. Lang, Trustee in Official Record vol. 68 page 460, Official Record vol. 208 page 549 and Official Record vol. 248 page 4108, PN 2300515000, PN 2300328000, and PN 2300327000.

Described as follows:

Beginning at a 5/8 inch rebar found marking the southeast corner of the northwest quarter of Section 7 the TRUE POINT OF BEGINNING.

thence with the following TEN (10) COURSES:

- 1) N 86 degrees 31' 51" W 330.46 feet along the quarter section line to a 5/8 inch rebar found;
- 2) N 02 degrees 31' 35" E 1740.80 feet along Steven R. Faldetta's (D.V. 271 page 805) east line and along AB Acres, LLC's (O.R. 248 page 4104) east line to a 5/8 inch rebar found;
- 3) S 68 degrees 15' 15" E 530.02 feet (passing into the northeast quarter of Section 7) along said AB Acres, LLC's south line to a 5/8 inch rebar found;
- 4) N 57 degrees 38' 41" E 234.16 feet along said AB Acres, LLC's south line to a 5/8 inch rebar found on Jacob E. Byler and Ada A. Byler's (O.R. 197 page 2047) west line;
- 5) S 25 degrees 08' 02" E 431.41 feet along said Byler's west line to a 5/8 inch rebar found;
- 6) S 01 degrees 22' 19" W 620.92 feet through the lands of said Lang to an iron pin set;
- 7) S 63 degrees 58' 08" E 530.32 feet through the lands of said Lang to a 5/8 inch rebar found;
- 8) S 84 degrees 05' 16" E 718.58 feet along Karen J. Lang, Trustee's (O.R. 248 page 4411) south line to a point in the center of S.R. 514, witnessed by a 5/8 inch rebar found N 84 degrees 05' 16" W 28.66 feet;
- 9) S 38 degrees 33' 37" W 548.71 feet along the centerline of S.R. 514 to a point on the quarter section line, witnessed by a 5/8 inch rebar found N 87 degrees 40' 30" W 34.22 feet;
- 10) N 87 degrees 40' 30" W 1455.81 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 46.160 acres, but subject to all highways and easements of record. Containing 12.792 acres in the northwest quarter of Section 7 and 33.368 acres in the northeast quarter of Section 7.

The above described parcel is subject to a 50 foot common access easement for the purpose of ingress, egress, and general utilities, further described as follows:

Being a part of the northeast quarter of Section 7, Ripley Township, T-17 N, R-14 W, Holmes County, Ohio, also known as part of the lands conveyed to Karen J. Lang, trustee in Official Record vol. 68 page 760 and Official Record vol. 208 page 549, PN 2300327000.

Commencing at a 5/8 inch rebar found at the intersection of T.R. 501 and T.R. 506 marking the southeast corner of the northeast quarter of Section 7, thence N 87 degrees 40' 30" W 1208.81 feet along the quarter section line and along T.R. 506 to a point in the

center of S.R. 514, thence N 38 degrees 33' 37" E 162.34 feet along the centerline of S.R. 514 to a point the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES along the centerline of a 50 foot common access easement:

- 1) N 56 degrees 24' 28" W 165.12 feet through the lands of said Lang to a point;
- 2) N 75 degrees 17' 55" W 97.18 feet through the lands of said Lang to a point;
- 3) S 82 degrees 37' 25" W 109.92 feet through the lands of said Lang to a point;
- 4) S 65 degrees 39' 28" W 207.73 feet through the lands of said Lang to a point;
- 5) N 08 degrees 02' 13" W 419.95 feet through the lands of said Lang to a point on the south line of Lot 1 of Ripley Township Subdivision No. 4 and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".

Basis of bearings from Plat vol. 19 page 2472.

See Holmes County Plat Book 19, page 4678 for survey.

This survey made and description prepared by Donald C. Baker, P.S. 6938.

June 17, 2021

Revised January 20, 2022

Donald C. Baker

P.S. 6938



Parcel Number: 2300327010

FILE DESCRIPTION
Holmes County Map Office
4/21/2022

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