

Description 104.094 acre parcel

Being a part of the northeast and southeast quarters of Section 1, Ripley Township, T-17 N, R-14 W, Holmes County, Ohio, also known as part of the lands conveyed Paul J. Miller and Savannah Miller in Deed vol. 224 page 447, PN 2300342000 and PN 2300343000.

Described as follows:

Beginning at a 5/8 inch rebar found marking the southeast corner of the northeast quarter of Section 1 the TRUE POINT OF BEGINNING.

thence with the following TWENTY-SEVEN (27) COURSES:

- 1) S 89 degrees 41' 36" W 132.00 feet along the quarter section line to an iron pin set;
- 2) S 00 degrees 05' 52" W 701.28 feet (passing into the southeast quarter of Section 1) along Wesley E. Schlabach and Rosanna J. Schlabach (O.R. 184 page 3247), Martin L. Yoder and Esther L. Yoder (O.R. 264 page 235) and Moorhead Mennonite Church's (O.R. 46 page 985 and O.R. 54 page 125) west line to a mag nail set on Sweet Breeze West LLC's (O.R. 269 page 7031) north line;
- 3) S 89 degrees 40' 44" W 33.00 feet along said Sweet Breeze West LLC's north line to an iron pin set in C.R. 329;
- 4) N 00 degrees 05' 52" W 701.29 feet along said Sweet Breeze West LLC's east line to an iron pin set on the quarter section line;
- 5) S 89 degrees 41' 36" W 941.96 feet along the quarter section line to a 5/8 inch rebar found;
- 6) N 60 degrees 43' 02" W 253.12 feet (passing into the northeast quarter of Section 1) along Dennis Kline and Deborah Kline's (D.V. 234 page 735) east line to a 5/8 inch rebar found;
- 7) N 08 degrees 09' 56" W 253.72 feet along said Kline's east line to a 5/8 inch rebar found;
- 8) N 14 degrees 41' 26" W 138.98 feet along said Kline's east line to a 5/8 inch rebar found;
- 9) N 15 degrees 34' 00" W 430.97 feet through the lands of said Miller to an iron pin set;
- 10) S 89 degrees 41' 36" W 540.38 feet through the lands of said Miller to an iron pin set;
- 11) N 41 degrees 23' 06" W 314.72 feet through the lands of said Miller to an iron pin set;
- 12) S 61 degrees 03' 42" W 131.46 feet through the lands of said Miller to an iron pin set;
- 13) S 88 degrees 18' 02" W 261.15 feet through the lands of said Miller to an iron pin set on the quarter section line;
- 14) N 00 degrees 09' 34" W 1100.89 feet along the quarter section line to an iron pin set;
- 15) S 89 degrees 43' 54" E 324.79 feet through the lands of said Miller to an iron pin set;
- 16) N 00 degrees 09' 34" W 331.00 feet through the lands of said Miller to a point on the section line and in T.R.516, witnessed by an iron pin set S 00 degrees 09' 34" E 30.26 feet;
- 17) S 89 degrees 43' 54" E 507.28 feet along the section line and along T.R. 516 to a point, witnessed by an iron pin set S 00 degrees 09' 34" E 23.58 feet;
- 18) S 00 degrees 09' 34" E 1101.12 feet through the lands of said Miller to an iron pin set;
- 19) N 70 degrees 54' 55" E 637.00 feet through the lands of said Miller to an iron pin set;

- 20) N 62 degrees 37' 06" E 194.19 feet through the lands of said Miller to an iron pin set;
- 21) N 14 degrees 32' 23" E 97.39 feet through the lands of said Miller to an iron pin set;
- 22) N 57 degrees 57' 19" E 437.67 feet through the lands of said Miller to an iron pin set;
- 23) N 34 degrees 10' 20" E 188.21 feet through the lands of said Miller to an iron pin set;
- 24) N 45 degrees 09' 20" E 171.12 feet through the lands of said Miller to an iron pin set;
- 25) N 03 degrees 54' 28" E 194.48 feet through the lands of said Miller to a point on the section line and in T.R. 516, witnessed by an iron pin set S 03 degrees 54' 28" W 37.29 feet;
- 26) S 89 degrees 43' 54" E 399.16 feet along the section line and along T.R. 516 to an iron pin set on the Prairie Township line marking the northeast corner of the northeast quarter of Section 1;
- 27) S 00 degrees 01' 40" W 2627.23 feet along the Prairie Township line and along the Section line to the TRUE POINT OF BEGINNING.

This parcel contains 104.094 acres, but subject to all highways and easements of record.

Containing 103.563 acres in the northeast quarter of Section 1 and 0.531 acres in the southeast quarter of Section 1.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83.

See Holmes County Plat Book 19, page 4074 for survey.
 This survey made and description prepared by Donald C. Baker, P.S. 6938.
 April 15, 2020



Donald C. Baker P.S. 6938



Parcel Number: 2300343004

FILE DESCRIPTION
 Holmes County Map Office
 6/1/2020

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