

Description 0.710 acre parcel

Being part of the northeast quarter of Section 32, T-18 N, R-14 W, Ripley Township, Holmes County, Ohio, also known as part of Lot 1 of Karen's Valley View Estates Subdivision (Plat vol. 19 page 1748), also known as part of the lands conveyed to Joseph M. Wachtel, Carol J. Wachtel, Jeremy A. Wachtel, and Amber N. Wachtel in Official Record vol. 268 page 2876, PN 2300373004.

Described as follows:

Commencing at a 5/8 inch rebar found at the intersection of T.R. 511 and C.R. 373 marking the northwest corner of the northeast quarter of Section 32, thence N 89 degrees 02' 21" E 720.56 feet along the section line to a point, thence S 01 degree 42' 15" E 1340.51 feet along Ivan H. Mast and Marie J. Mast (O.R. 261 page 5431), Anthony L. Penick and Jami L. Penick (O.R. 37 page 594), Steven P. Leyda (O.R. 246 page 6022), and Cary Hulin's (O.R. 30 page 701, O.R. 266 page 6597 and D.V. 262 page 238) east line to a 5/8 inch rebar found, thence N 88 degrees 44' 54" E 634.77 feet along David A. Barkman and Verba Barkman's (O.R. 281 page 6086) north line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) N 33 degrees 11' 43" W 328.92 feet through the lands of said Wachtel to an iron pin set;
- 2) S 89 degrees 02' 22" W 80.50 feet through the lands of said Wachtel to an iron pin set;
- 3) N 27 degrees 50' 21" W 134.50 feet through the lands of said Wachtel to an iron pin set;
- 4) N 89 degrees 02' 21" E 146.00 feet along the south line of Lot 2 of said Karen's Valley View Estates Subdivision and along Jeremy Wachtel and Amber Wachtel's (O.R. 221 page 883) south line to a point;
- 5) S 27 degrees 50' 22" E 446.24 feet along the west line of Lot 2 of said Karen's Valley View Estates Subdivision and along said Wachtel's west line to a 5/8 inch rebar found on said Barkman's north line;
- 6) S 88 degrees 44' 54" W 31.00 feet along said Barkman's north line to the TRUE POINT OF BEGINNING.

This parcel contains 0.710 acres, but subject to all highways and easements of record. To go to adjoiner.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83
(2011 Adjustment).

See Holmes County Plat Book 19, page 4969 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
December 1, 2022


Donald C. Baker P.S. 6938



Parcel Number: 2300373006

FILE DESCRIPTION
Holmes County Map Office
4/10/2023

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