Description 1.449 acre parcel

Being part of the northwest quarter of Section 28, T-18 N, R-14 W, Ripley Township, Holmes County, Ohio, also known as part of the lands conveyed to Mildred J. Shriver in Official Record vol. 263 page 740, PN 2300482000.

Described as follows:

Commencing at a 3/4 inch pipe found on the Wayne County line and in S.R. 226 marking the northwest corner of the northwest quarter of Section 28, thence N 89 degrees 22' 10" E 655.56 feet along the Wayne County line and along the section line and along S.R. 226 to a mag nail found the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES:

1) N 89 degrees 22' 10" E 165.81 feet along the Wayne County line and along the section line and along S.R. 226 to a 5/8 inch rebar found, witnessed by an iron pin set S 01 degrees 36' 50" E 31.13 feet;

2) S 01 degrees 36' 50" E 233.80 feet along Ross W. Shriver and Diane R. Shriver's (D.V. 246 page 620) west line to a mag nail set;

3) S 88 degrees 45' 35" W 287.50 feet along said Mildred J. Shriver's (PN 2300836000) north line to an iron pin set;

4) N 04 degrees 56' 52" W 166.81 feet along said Mildred J. Shriver's (PN 2300836000) east line to a point in a creek and on State of Ohio's (O.R. 3 page 772) south line;

5) N 64 degrees 35' 39" E 60.81 feet along said State of Ohio's south line to an iron pin set;

6) N 78 degrees 03' 35" E 76.49 feet along said State of Ohio's south line to an iron pin set;

7) N 00 degrees 37' 50" W 30.00 feet along said State of Ohio's east line to the TRUE POINT OF BEGINNING.

This parcel contains 1.449 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 Surveying LLC".
Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 Adjustment.

See Holmes County Plat Book ___19___, page___4995___ for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
April 26, 2022

Aaron L. Gerber   P.S. 8379

Parcel Number: 2300482002