

Description 0.499 acre parcel

Being part of the southwest quarter of Section 13, T-17 N, R-14 W, Ripley Township, Holmes County, Ohio, also known as part of the lands conveyed to Larry L. Williams, Trustee and Carole J. Ridenbaugh, Trustee in Official Record vol. 279 page 1707, PN 2300606000 and PN 2300608001.

Described as follows:

Commencing at a stone found marking the northeast corner of the southwest quarter of Section 13, thence S 88 degrees 40' 25" W 614.60 feet along the quarter section line to a R.R. spike found in the center of T.R. 522, thence S 00 degrees 03' 28" W 465.40 feet along the centerline of T.R. 522 to a 5/8 inch rebar found, thence S 88 degrees 59' 22" W 668.99 feet along Gary A. Ewing's (O.R. 232 page 882) north line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following EIGHT (8) COURSES:

- 1) S 00 degrees 01' 35" W 495.00 feet along said Ewing's west line to a 5/8 inch rebar found;
- 2) N 89 degrees 58' 25" W 5.00 feet along said Ewing's north line to a 5/8 inch rebar found on said Williams and Ridenbaugh's (PN 2300607000) east line;
- 3) N 00 degrees 01' 35" E 107.41 feet along said Williams and Ridenbaugh's (PN 2300607000) east line to a point, witnessed by an iron pin set N 89 degrees 58' 25" W 2.05 feet;
- 4) N 89 degrees 58' 25" W 110.00 feet along said Williams and Ridenbaugh's (PN 2300607000) north line to an iron pin set;
- 5) N 00 degrees 01' 35" E 175.00 feet along said Williams and Ridenbaugh's (PN 2300607000) east line to an iron pin set;
- 6) S 89 degrees 58' 25" E 110.00 feet along said Williams and Ridenbaugh's (PN 2300607000) south line to a 3/4 inch pinchtap found;
- 7) N 00 degrees 01' 35" E 212.50 feet along said Williams and Ridenbaugh's east line to an iron pin set;
- 8) N 88 degrees 59' 22" E 5.00 feet along said Williams and Ridenbaugh's (PN 2300608002) south line to the TRUE POINT OF BEGINNING.

This parcel contains 0.499 acres, but subject to all easements of record.

The above described 0.499 acre parcel has access by a 25 foot easement for the purpose of ingress and egress, originally recorded in Plat vol. 5 page 50 and further described as follows:

Being part of the southwest quarter of Section 13, T-17 N, R-14 W, Ripley Township, Holmes County, Ohio, also known as part of the lands conveyed to Larry L. Williams, Trustee and Carole J. Ridenbaugh, Trustee in Official Record vol. 279 page 1707, PN 2300608002 and PN 2300607000.

Commencing at a stone found marking the northeast corner of the southwest quarter of Section 13, thence S 88 degrees 40' 25" W 614.60 feet along the quarter section line to a R.R. spike found in the center of T.R. 522, thence S 00 degrees 03' 28" W 452.90 feet along the centerline of T.R. 522 to a point the TRUE POINT OF BEGINNING.

thence with the following TWO (2) COURSES along the centerline of a 25 foot easement;

- 1) S 88 degrees 59' 22" W 686.50 feet through the lands of said Williams and Ridenbaugh to a point;

2) S 00 degrees 01' 35" W 224.78 feet through the lands of said Williams and Ridenbaugh to a point on the north line of the above described 0.499 acre parcel 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 Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5095 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938,  
August 28, 2023

  
Donald C. Baker P.S. 6938



Parcel Number: 2300608003

**FILE DESCRIPTION**  
Holmes County Map Office  
9/12/2023

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