

Description 0.175 acre parcel

Being a part of the northeast quarter of Section 30, T-18 N, R-14 W, Ripley Township, Holmes County, Ohio, also known as all of the lands conveyed to Sandra Sue Hall in Deed vol. 160 page 125 and Official Record vol. 290 page 7248, PN 2300157000.

Described as follows:

Commencing at a point on the Wayne County line marking the northeast corner of the northeast quarter of Section 30, thence S 88 degrees 50' 34" W 1037.05 feet along the Wayne County line and along the section line to a point on the west line of First Street aka S.R. 226, thence S 01 degree 21' 08" E 660.00 feet along the west line of First Street aka S.R. 226 and C.R. 100 to a point on the south line of Ripley St. (not open) the TRUE POINT OF BEGINNING, witnessed by a 1/2 inch pipe found S 88 degrees 50' 34" W 11.40 feet.

thence with the following FOUR (4) COURSES:

- 1) S 01 degree 21' 08" E 50.00 feet along the west line of First Street aka C.R. 100 to a point on Jessica D. Ellis and Maria M. Tate's (O.R. 240 page 75) north line, witnessed by a 1/2 inch pipe found S 88 degrees 35' 35" W 6.36 feet;
- 2) S 88 degrees 35' 35" W 151.17 feet along said Ellis and Tate's north line to a 3/4 inch pipe found on Rex Allen Hall's (O.R. 5 page 494) east line;
- 3) N 01 degree 21' 08" W 50.66 feet along said Rex Allen Hall's east line to a point in a chicken coop, witnessed by an iron pin set N 88 degrees 50' 34" E 16.66 feet;
- 4) N 88 degrees 50' 34" E 151.17 feet along the south line of Ripley St. (not open) to the TRUE POINT OF BEGINNING.

This parcel contains 0.175 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 5902 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
December 9, 2025


Donald C. Baker P.S. 6938



Parcel Number: 2300157001

FILE DESCRIPTION
Holmes County Map Office
8/20/2026