

Description 25.431 acre parcel

Being part of the southeast quarter of Section 17, T-17 N, R-14 W, Ripley Township, Holmes County, Ohio, also known as part of the lands conveyed to Leroy R. Miller, Barbara E. Miller, Andy E. Weaver, Susie H. Weaver, David R. Miller, and Susan E. Miller in Official Record vol. 291 page 3174, PN 2300212003.

Described as follows:

Commencing at a 5/8 inch rebar found at the intersection of T.R. 505 and T.R. 503 marking the northwest corner of the southeast quarter of Section 17, thence S 89 degrees 21' 40" E 490.94 feet along the quarter section line and along T.R. 503 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 01 degree 00' 33" E 37.91 feet.

thence with the following FOUR (4) COURSES:

- 1) S 89 degrees 21' 40" E 829.01 feet along the quarter section line and along T.R. 503 to a point, witnessed by a 5/8 inch rebar found S 01 degree 00' 33" E 0.87 feet, also witnessed by a 5/8 inch rebar found S 01 degree 00' 33" E 18.18 feet;
- 2) S 01 degree 00' 33" E 1336.66 feet along David J. Hershberger and Fannie A. Hershberger's (O.R. 288 page 1017) west line and along Ivan R. Swartzentruber and Laura J. Swartzentruber's (O.R. 285 page 2287) west line and along R & R Property Rentals, LLC's (O.R. 290 page 783) west line to a 5/8 inch rebar found;
- 3) N 89 degrees 22' 58" W 829.00 feet along said R & R Property Rentals, LLC's north line to an iron pin set;
- 4) N 01 degree 00' 33" W 1336.97 feet through the lands of said Miller, et al. to the TRUE POINT OF BEGINNING.

This parcel contains 25.431 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 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 5644 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
April 17, 2025


Donald C. Baker P.S. 6938



PPN : 2300212004