

Description 35.431 acre parcel

Being part of the southeast and southwest quarters 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 2300212002 and PN 2300212003.

Described as follows:

Beginning 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 the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES:

- 1) S 89 degrees 21' 40" E 490.94 feet along the quarter section line and along T.R. 503 to a point, witnessed by an iron pin set S 01 degree 00' 33" E 37.91 feet;
- 2) S 01 degree 00' 33" E 1336.97 feet through the lands of said Miller, et al. to an iron pin set on R & R Property Rentals, LLC's (O.R. 290 page 783) north line;
- 3) N 89 degrees 22' 58" W 495.17 feet along said R & R Property Rentals, LLC's north line to a 5/8 inch rebar found on the quarter section line;
- 4) N 89 degrees 26' 00" W 701.87 feet (passing into the southwest quarter of Section 17) through the lands of said Miller, et al. to an iron pin set;
- 5) N 06 degrees 48' 18" W 230.41 feet through the lands of said Miller, et al. to an iron pin set;
- 6) N 06 degrees 50' 22" E 1112.55 feet through the lands of said Miller, et al. to a point on the quarter section line and in T.R. 503, witnessed by an iron pin set S 06 degrees 50' 22" W 29.00 feet;
- 7) S 89 degrees 39' 28" E 577.34 feet along the quarter section line and along T.R. 503 to the TRUE POINT OF BEGINNING.

This parcel contains 35.431 acres, but subject to all highways and easements of record. Containing 15.128 acres in the southeast quarter of Section 17 and 20.303 acres in the southwest quarter of Section 17.

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 : 2300212005