

Description 60.430 acre parcel

Being part of the southwest 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 2300211002, PN 2300211003, and PN 2300212002.

Described as follows:

Beginning at a 5/8 inch rebar found on the Knox Township and Monroe Township lines and in T.R. 502 marking the southeast corner of the southwest quarter of Section 17 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 00 degrees 49' 41" W 9.41 feet.

thence with the following EIGHT (8) COURSES:

- 1) N 89 degrees 37' 23" W 1320.38 feet along the Knox Township line and along the section line and along T.R. 502 (partially non-maintained) to a 5/8 inch rebar found;
- 2) N 00 degrees 33' 23" W 1340.17 feet along Stephen E. Andrews and Peggy L. Andrews' (O.R. 287 page 836 and O.R. 287 page 832) east line to a 5/8 inch rebar found;
- 3) N 00 degrees 55' 15" W 1331.95 feet along said Andrews' (O.R. 287 page 832) east line to a 5/8 inch rebar found on the quarter section line and in T.R. 503, witnessed by a 5/8 inch rebar found S 00 degrees 55' 15" E 17.79 feet;
- 4) S 89 degrees 39' 28" E 738.82 feet along the quarter section line and along T.R. 503 to a point, witnessed by an iron pin set S 06 degrees 50' 22" W 29.00 feet;
- 5) S 06 degrees 50' 22" W 1112.55 feet through the lands of said Miller, et al. to an iron pin set;
- 6) S 06 degrees 48' 18" E 230.41 feet through the lands of said Miller, et al. to an iron pin set;
- 7) S 89 degrees 26' 00" E 701.87 feet through the lands of said Miller, et al. to a 5/8 inch rebar found on the quarter section line;
- 8) S 00 degrees 49' 41" E 1335.94 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 60.430 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 : 2300212006