

Description 4.000 acre parcel

Being a part of the southwest quarter of Section 27, T-18 N, R-14 W, Ripley Township, Holmes County, Ohio, also known as part of the lands conveyed to Eugene R. Leyda in Deed vol. 173 page 654 and Official Record vol. 277 page 2369, PN 23-00268.000.

Described as follows:

Commencing at a R.R. spike found in S.R. 754 marking the southwest corner of the southwest quarter of Section 27, thence N 00 degrees 15' 05" W 1331.76 feet along the section line and along S.R. 754 and C.R. 51 to a point, thence S 89 degrees 13' 06" E 471.57 feet along Velma Marie Miller aka Velma Miller's (D.V. 166 page 589 and O.R. 222 page 179) north line to a point in S.R. 514, thence N 37 degrees 10' 57" E 250.85 feet along the west line of Lot 3 of Speelman Subdivision (P. 2 page 323) and along Charles T. Defelice and Betsy G. Defelice's (O.R. 64 page 960) west line and along S.R. 514 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 89 degrees 13' 06" W 54.35 feet.

thence with the following FIVE (5) COURSES:

- 1) N 89 degrees 13' 06" W 274.10 feet through the lands of said Leyda to an iron pin set;
- 2) N 00 degrees 15' 26" W 418.81 feet along the east line of said Leyda (D.V. 143 page 61, D.V. 158 page 553 and O.R. 277 page 2369) to an iron pin set on Matthew L. Beachy's (O.R. 219 page 1255 and O.R. 268 page 5974) south line;
- 3) S 88 degrees 45' 23" E 553.04 feet along said Beachy's south line to a point in S.R. 514, witnessed by a 5/8 inch rebar found N 88 degrees 45' 23" W 35.40 feet;
- 4) S 32 degrees 56' 56" W 371.91 feet along the west line of Lots 1 and 3 of said Speelman Subdivision and along said Charles T. Defelice and Betsy G. Defelice's (and O.R. 110 page 243) west line and along S.R. 514 to a point;
- 5) S 37 degrees 10' 57" W 123.57 feet along the west line of Lot 3 of said Speelman Subdivision and along said Defelice's west line and along S.R. 514 to the TRUE POINT OF BEGINNING.

This parcel contains 4.000 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".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5947 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
September 22, 2026


Donald C. Baker P.S. 6938

Parcel Number: 2300268001



FILE DESCRIPTION
Holmes County Map Office
10/19/2026