

Description 0.917 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 350.00 feet along Velma Marie Miller aka Velma Miller's (D.V. 166 page 589 and O.R. 222 page 179) north line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 00 degrees 15' 26" W 201.94 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;
- 2) S 89 degrees 13' 06" E 274.10 feet through the lands of said Leyda to a point on the west line of Lot 3 of Speelman Subdivision (P. 2 page 323) and on Charles T. Defelice and Betsy G. Defelice's (O.R. 64 page 960) west line and in S.R. 514, witnessed by an iron pin set N 89 degrees 13' 06" W 54.35 feet;
- 3) S 37 degrees 10' 57" W 250.85 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 a point, witnessed by an iron pin set N 89 degrees 13' 06" W 42.61 feet;
- 4) N 89 degrees 13' 06" W 121.57 feet along said Miller's north line to the TRUE POINT OF BEGINNING.

This parcel contains 0.917 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: 2300268002