

Description 8.030 acre parcel

Being a part of the southeast quarter of Section 16, T-17 N, R-14 W, Ripley Township, Holmes County, Ohio, also known as part of the lands conveyed to Martin A. Erb and Leona D. Erb in Official Record vol. 296 page 3429, PN 23-00772.003.

Described as follows:

Commencing at a 5/8 inch rebar found on the Monroe Township line and in T.R. 502 marking the southeast corner of the southeast quarter of Section 16, thence N 00 degrees 25' 04" W 726.00 feet along the section line to a 5/8 inch rebar found, thence N 62 degrees 28' 07" W 946.59 feet along Loren L. Lang and Barbara A. Brazis Lang's (O.R. 185 page 1791 and O.R. 186 page 1765) north line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following EIGHT (8) COURSES:

- 1) S 89 degrees 32' 21" W 565.88 feet along said Lang's north line to a 5/8 inch rebar found;
- 2) S 59 degree 07' 23" W 148.98 feet along said Lang's north line to a 5/8 inch rebar found;
- 3) N 72 degrees 53' 43" W 519.65 feet along said Lang's north line to a point in the center of C.R. 51, witnessed by a 5/8 inch rebar found S 72 degrees 53' 43" E 30.00 feet;
- 4) N 39 degrees 33' 02" E 79.51 feet along the centerline of C.R. 51 to a point;
- 5) Along a curve to the left having a delta angle of 28 degrees 14' 03", R - 650.00 feet, T-163.48 feet, Ch. Brg.-N 25 degrees 26' 00" E, Ch.-317.08 feet along the centerline of C.R. 51 an arc distance of 320.31 feet to a point, witnessed by an iron pin set S 82 degrees 07' 15" E 18.24 feet;
- 6) S 82 degrees 07' 15" E 328.95 feet through the lands of said Erb to an iron pin set;
- 7) S 71 degrees 06' 10" E 681.54 feet through the lands of said Erb to an iron pin set;
- 8) S 12 degrees 06' 00" E 157.16 feet through the lands of said Erb to the TRUE POINT OF BEGINNING.

This parcel contains 8.030 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 5897 for survey.

This survey made and description prepared by Donald C. Baker, P.S. 6938.

June 23, 2026

Donald C. Baker

P.S. 6938



PPN: 2300772005

FILE DESCRIPTION

Holmes County Map Office  
8/14/2026