

Description 41.000 acre parcel

Being part of the northwest and southwest quarters of Fractional Section 18, Prairie Township, T-13 N, R-13 W, Holmes County, Ohio, also known as part of the lands conveyed to Bonnie L. Littleton, Trustee in Official Record vol. 266 page 1355 and Official Record vol. 239 page 1798, PN 1700259000 and PN 1700258000.

Described as follows:

Commencing at a 5/8 inch rebar found on the Ripley Township line marking the southwest corner of the northwest quarter of Fractional Section 18, thence N 00 degrees 18' 46" E 49.50 feet along the Ripley Township line and along the section line to a 5/8 inch rebar found in T.R. 506 the TRUE POINT OF BEGINNING.

thence with the following FIFTEEN (15) COURSES:

- 1) N 00 degrees 18' 46" E 29.75 feet along the Ripley Township line and along the section line to a 5/8 inch rebar found in T.R. 506 and T.R. 525;
- 2) N 00 degrees 15' 25" E 1174.56 feet along the Ripley Township line and along the section line and along T.R. 525 to a point, witnessed by an iron pin set S 89 degrees 48' 00" E 16.72 feet;
- 3) S 89 degrees 48' 00" E 749.12 feet through the lands of said Littleton to an iron pin set;
- 4) S 00 degrees 15' 25" W 349.63 feet through the lands of said Littleton to an iron pin set;
- 5) S 89 degrees 48' 00" E 902.50 feet through the lands of said Littleton to a point in the center of T.R. 551, witnessed by an iron pin set N 89 degrees 48' 00" W 25.50 feet;
- 6) S 00 degrees 07' 29" E 176.00 feet along the centerline of T.R. 551 to an iron pin set;
- 7) S 03 degrees 05' 16" E 157.72 feet along the centerline of T.R. 551 to an iron pin set;
- 8) S 01 degree 02' 48" W 208.22 feet along the centerline of T.R. 551 to an iron pin set;
- 9) S 02 degrees 37' 55" E 316.17 feet along the centerline of T.R. 551 to an iron pin set;
- 10) S 07 degrees 54' 24" E 211.87 feet (passing into the southwest quarter of Fractional Section 18) along the centerline of T.R. 551 to an iron pin set at the intersection of T.R. 551 and T.R. 506;
- 11) N 64 degrees 49' 18" W 130.31 feet along the centerline of T.R. 506 to a R.R. spike set;
- 12) N 75 degrees 00' 15" W 133.77 feet along the centerline of T.R. 506 to a point on JEAD Holdings, LLC's (O.R. 283 page 3525) east line, witnessed by a 5/8 inch rebar found S 00 degrees 27' 40" W 24.56 feet;
- 13) N 00 degrees 27' 40" E 73.83 feet along said JEAD Holdings, LLC's east line to a 5/8 inch rebar found on the quarter section line;
- 14) N 89 degrees 48' 00" W 1288.95 feet along the quarter section line and along T.R. 506 to a 5/8 inch rebar found;
- 15) N 73 degrees 27' 55" W 176.00 feet (passing into the northwest quarter of Fractional Section 18) along said JEAD Holdings, LLC's north line and along T.R. 506 to the TRUE POINT OF BEGINNING.

This parcel contains 41.000 acres but subject to all highways and easements of record. Containing 40.406 acres in the northwest quarter of Fractional Section 18 and 0.594 acres in the southwest quarter of Fractional Section 18.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".  
Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 4951 for survey.  
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.  
February 6, 2023

A-L  
Aaron L. Gerber P.S. 8379



Parcel Number: 1700259002

**FILE DESCRIPTION**  
Holmes County Map Office  
3/8/2023

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