

Description 101.335 acre parcel

Being part of the northwest quarter of Section 25, T-18 N, R-14 W, Ripley Township, Holmes County, Ohio, also known as part of the lands conveyed to Nisly Farms in Deed vol. 231 page 347, PN 2300009001.

Described as follows:

Beginning at a 5/8 inch rebar found on the Wayne County line and at the intersection of C.R. 1 and T.R. 529 marking the northeast corner of the northwest quarter of Section 25 the TRUE POINT OF BEGINNING.

thence with the following ELEVEN (11) COURSES:

- 1) S 00 degrees 36' 17" W 2497.85 feet along the quarter section line and along T.R. 529 to a point, witnessed by an iron pin set N 89 degrees 55' 50" W 32.26 feet;
- 2) N 89 degrees 55' 50" W 264.00 feet through the lands of said Nisly Farms to an iron pin set;
- 3) S 00 degrees 36' 17" W 195.00 feet partly through the lands of said Nisly Farms and partly along Nisly Farm's (O.R. 194 page 1729) west line to an iron pin set on the quarter section line;
- 4) N 89 degrees 55' 50" W 1543.42 feet along the quarter section line to a 5/8 inch rebar found;
- 5) N 00 degrees 26' 21" W 1278.31 feet along Anthony R. Varnes and Susan L. Varnes' (D.V. 268 page 30 and O.R. 173 page 3017) east line to an iron pin set;
- 6) N 89 degrees 41' 06" E 187.00 feet along Keith L. Edwards and Jennifer S. Edwards' (O.R. 206 page 1397) south line to a 5/8 inch rebar found;
- 7) N 00 degrees 27' 04" W 936.17 feet along said Edwards' east line to a 5/8 inch rebar found;
- 8) N 00 degrees 18' 54" W 117.20 feet along Pamela A. Richards' (O.R. 169 page 573) east line to a point, witnessed by a 1/2 inch pipe found S 89 degrees 41' 06" W 0.52 feet;
- 9) N 89 degrees 41' 06" E 555.00 feet along said Edwards' (D.V. 269 page 497) south line and along Danny K. Hasting and Theresa M. Hasting's (O.R. 245 page 2405) south line to a 5/8 inch rod found;
- 10) N 00 degrees 18' 54" W 348.70 feet along said Hasting's east line to a point on the Wayne County line and on the section line and in C.R. 1, witnessed by a 5/8 inch rod found S 00 degrees 18' 54" E 29.25 feet;
- 11) N 89 degrees 41' 06" E 1113.59 feet along the Wayne County line and along the section line and along C.R. 1 to the TRUE POINT OF BEGINNING.

This parcel contains 101.335 acres, but subject to all highways and easements of record.

This parcel is subject to an existing 50 foot easement recorded in Plat vol. 10 page 568.

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 4767 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
July 7, 2022



Donald C. Baker P.S. 6938



Parcel Number: 2300009003

FILE DESCRIPTION
Holmes County Map Office
8/17/2022

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