

Description 5.100 acre parcel

Being a part of the southeast quarter of Section 17, Ripley Township, T-17 N, R-14 W, Holmes County, Ohio, also known as part of the lands conveyed to RRS Holdings, LLC in Official Record vol. 278 page 2273, PN 2300192000.

Described as follows:

Commencing at a 5/8 inch rebar found in T.R. 504 (non-maintained) marking the northeast corner of the southeast quarter of Section 17, thence S 00 degrees 24' 30" E 975.66 feet along the section line to a R.R. spike found in T.R. 503, thence N 19 degrees 32' 21" W 33.95 feet along the centerline of T.R. 503 to a R.R. spike set, thence N 31 degrees 46' 49" W 59.42 feet along the centerline of T.R. 503 to a R.R. spike set, thence N 53 degrees 06' 01" W 82.19 feet along the centerline of T.R. 503 to a R.R. spike set, thence N 64 degrees 36' 13" W 334.83 feet along the centerline of T.R. 503 to a R.R. spike set, thence N 56 degrees 52' 59" W 38.76 feet along the centerline of T.R. 503 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 00 degrees 24' 30" E 31.93 feet.

thence with the following SIX (6) COURSES:

- 1) S 00 degrees 24' 30" E 560.39 feet through the lands of said RRS Holdings, LLC to an iron pin set;
- 2) N 89 degrees 04' 18" W 393.40 feet through the lands of said RRS Holdings, LLC to an iron pin set;
- 3) N 00 degrees 43' 20" W 526.91 feet through the lands of said RRS Holdings, LLC to an iron pin set;
- 4) N 80 degrees 01' 01" E 318.64 feet through the lands of said RRS Holdings, LLC to a point in T.R. 503, witnessed by an iron pin set S 80 degrees 01' 01" W 20.00 feet;
- 5) N 41 degrees 03' 19" E 21.57 feet through the lands of said RRS Holdings, LLC to a R.R. spike set in the center of T.R. 503;
- 6) S 56 degrees 52' 59" E 81.21 feet along the centerline of T.R. 503 to the TRUE POINT OF BEGINNING.

This parcel contains 5.100 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 6938". Basis of bearings assumed.

See Holmes County Plat Book 19, page 4532 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
October 8, 2021

Donald C. Baker P.S. 6938



Parcel Number: 2300192003

FILE DESCRIPTION
Holmes County Map Office
10/27/2021