

Description 86.077 acre parcel

Being a part of the southeast quarter of Section 1, Ripley Township, T-17 N, R-14 W, Holmes County, Ohio, also known as part of the lands conveyed to Joseph R. Miller and Erma W. Miller in Official Record vol. 266 page 3449, PN 2300237000.

Described as follows:

Beginning at a 5/8 inch rebar found in T.R. 524 marking the southwest corner of the southeast quarter of Section 1 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 89 degrees 12' 46" E 22.51 feet.

thence with the following SEVENTEEN (17) COURSES:

- 1) N 00 degrees 09' 59" E 2507.91 feet along the quarter section line and along T.R. 524 to a point at the intersection of T.R. 524 and C.R. 329, witnessed by an iron pin set N 00 degrees 09' 59" E 23.90 feet;
- 2) S 73 degrees 43' 06" E 52.05 feet along the centerline of C.R. 329 to a point, witnessed by an iron pin set N 00 degrees 09' 59" E 24.85 feet;
- 3) N 00 degrees 09' 59" E 146.93 feet through the lands of said Miller to an iron pin set on the quarter section line;
- 4) N 89 degrees 41' 36" E 823.78 feet along the quarter section line to a 5/8 inch rebar found;
- 5) S 12 degrees 42' 04" E 395.46 feet along Dennis Kline and Deborah Kline's (O.R. 266 page 3444) west line to a point in the center of C.R. 329, witnessed by a 5/8 inch rebar found N 12 degrees 42' 04" W 20.56 feet;
- 6) N 77 degrees 33' 09" W 352.66 feet along the centerline of C.R. 329 to a point;
- 7) N 74 degrees 57' 47" W 313.85 feet along the centerline of C.R. 329 to a point, witnessed by a 5/8 inch rebar found S 13 degrees 02' 13" W 17.37 feet;
- 8) S 13 degrees 02' 13" W 211.10 feet along David A. Kline and Mary Beth Kline's (O.R. 266 page 3447) west line to a 5/8 inch rebar found;
- 9) S 77 degrees 00' 33" E 299.90 feet along said David A. Kline and Mary Beth Kline's south line to a 5/8 inch rebar found;
- 10) N 16 degrees 58' 31" E 200.38 feet along said David A. Kline and Mary Beth Kline's east line to a point in the center of C.R. 329, witnessed by a 5/8 inch rebar found S 16 degrees 58' 31" W 30.00 feet;
- 11) S 77 degrees 33' 09" E 352.66 feet along the centerline of C.R. 329 to a point;
- 12) S 77 degrees 53' 40" E 221.24 feet along the centerline of C.R. 329 to a R.R. spike found;
- 13) S 77 degrees 06' 38" E 74.19 feet along the centerline of C.R. 329 to a point, witnessed by a 5/8 inch rebar found S 12 degrees 22' 49" E 26.13 feet;
- 14) S 12 degrees 22' 49" E 435.96 feet along Mary Ann Kline's (O.R. 101 page 593 and O.R. 266 page 2115) west line to a 5/8 inch rebar found;
- 15) S 89 degrees 55' 32" E 271.36 feet along said Kline's south line to a 5/8 inch rebar found on Sweet Breeze West, LLC's (O.R. 269 page 7031) west line;
- 16) S 00 degrees 06' 56" W 1747.50 feet along said Sweet Breeze West, LLC's west line to an iron pin set on the section line;
- 17) S 89 degrees 12' 46" W 1618.49 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 86.077 acres, but subject to all highways and easements of record.

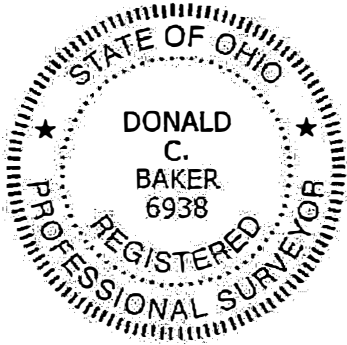
All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83.

See Holmes County Plat Book 19, page 4033 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
March 2, 2020



Donald C. Baker P.S. 6938



Parcel Number: 2300237007

FILE DESCRIPTION
Holmes County Map Office
4/9/2020

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