

Description 35.003 acre parcel

Being part of the northeast and northwest quarters of Section 27, T-18 N, R-14 W, Ripley Township, Holmes County, Ohio, also known as part of the lands conveyed to Shyanne M. VanSickle in Deed vol. 271 page 464 and Official Record vol. 198 page 1118, PN 2300262003 and PN 2300263000.

Described as follows:

Beginning at a stone found marking the southeast corner of the northwest quarter of Section 27 the TRUE POINT OF BEGINNING.

thence with the following EIGHT (8) COURSES:

- 1) N 00 degrees 25' 52" W 696.98 feet along the quarter section line to a 3/4 inch rebar found;
- 2) N 89 degrees 55' 40" W 571.72 feet along Jane E. Selby's (O.R. 205 page 2566 and O.R. 267 page 5851) north line to a 1/2 inch pipe found;
- 3) N 36 degrees 06' 20" E 200.00 feet along Caleb P. Roach and Whitney D. Stimmell's (O.R. 276 page 3352) east line to a 1/2 inch pipe found;
- 4) N 89 degrees 55' 40" W 250.00 feet along said Roach and Stimmell's north line to a point in the center of S.R. 514, witnessed by a 5/8 inch rebar found S 89 degrees 55' 40" E 30.07 feet;
- 5) N 35 degrees 55' 55" E 234.48 feet along the centerline of S.R. 514 to a point, witnessed by an iron pin set S 89 degrees 40' 30" E 37.70 feet;
- 6) S 89 degrees 40' 30" E 1832.37 feet (passing into the northeast quarter of Section 27) through the lands of said VanSickle to an iron pin set on Merven D. Hershberger and Mickie A. Hershberger's (D.V. 200 page 730) west line;
- 7) S 00 degrees 24' 53" E 1038.57 feet along said Hershberger's west line to an iron pin set on the quarter section line;
- 8) S 89 degrees 58' 37" W 1268.34 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 35.003 acres, but subject to all highways and easements of record. Containing 30.355 acres in the northeast quarter of Section 27 and 4.648 acres in the northwest quarter of Section 27.

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 2, page 626 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938,
February 28, 2022


Donald C. Baker P.S. 6938



Parcel Number: 2300262009

FILE DESCRIPTION
Holmes County Map Office
4/7/2022