

LINGENFELTER SURVEYING, LLC
PROFESSIONAL LAND SURVEYING

Boundary description of a 4.538 acre parcel:

22-045

Situated in the Township of Ripley, T-17N; R-14W, Northwest Quarter of Section 16, County of Holmes, and State of Ohio:

Known as being the lands conveyed to Jack Martin in Deed Volume 178, Page 116 and Official Record Volume 215, Page 2247, (PPN. 23-00291-000), of Holmes County Deed Records and further bounded and described as follows:

Beginning at 5/8 inch rebar with I.D. cap "Jim Shamp" found and being the Northeast corner of the Northwest Quarter of Section 16;

THENCE WITH THE FOLLOWING EIGHT (8) COURSES:

1. **S 00° 34' 38" E, 840.58** feet along the quarter section line and the Grantor's easterly line to a 5/8 inch rebar found, passing a capped rebar set at 636.00 feet and on the northerly side of Township Road 504;
2. **S 79° 21' 48" W, 366.60** feet along the Grantor's southerly line and the northerly line of the lands conveyed to Terry D. Coblenz and Margaret A. Coblenz, (D. V-228, P-0001), to a capped rebar set;
3. **N 10° 04' 11" W, 260.00** feet along the Grantor's westerly line and the easterly line of said Coblenz lands and in part the easterly line of the lands conveyed to Jack Martin, (D. V-265, P-131 and O.R. V-215, P-2247, PPN. 23-00139-000), passing a 5/8 inch rebar found at 200.54 feet, to a MAG nail set in Township Road 504;
4. **N 82° 26' 11" E, 49.11** feet along the Grantor's northerly line and with Township Road 504 to a 5/8 inch rebar found;
5. **N 89° 57' 21" E, 44.28** feet along the Grantor's northerly line and with Township Road 504 to a 5/8 inch bent rebar witnessed by a 3/4 inch pinch top iron pipe found N 06° 40' 11" E, 14.87 feet;
6. **S 89° 18' 53" E, 150.00** feet along the Grantor's northerly line and with Township Road 504 to a 5/8 inch bent rebar found witnessed by a 5/8 inch rebar found N 02° 11' 04" W, 20.09 feet;

Continued on Page 2

Page 2 (Description of 4.538 ac.)

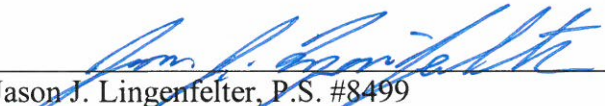
7. **N 02° 11' 04" W, 646.95** feet along the Grantor's westerly line and the easterly line of the lands conveyed to Angela M. Buren, (D. V-237, P-750, and O.R. V-278, P-2669), to a point on the northerly line of said quarter, witnessed by a 5/8 inch rebar found N 02° 11' 04" W, 0.58 feet;
8. **N 89° 40' 20" E, 179.00** feet along the section line and the Grantor's northerly line to the principle place of beginning and containing within said bounds **4.538** acres of land, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Jason J. Lingenfelter, P.S. #8499 of Lingenfelter Surveying, LLC December 8, 2022.

All rebars set are 5/8" diameter by 30" long with plastic cap stamped "LINGENFELTER".

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) DATUM.

See Holmes County Plat Volume 19 ; Page 4911 for survey.



Jason J. Lingenfelter, P.S. #8499
December 8, 2022



Parcel Number: 2300291002

FILE DESCRIPTION
Holmes County Map Office
1/26/2023

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