

**SHAFFER, JOHNSTON, LICHTENWALTER  
& ASSOCIATES, INC.  
ENGINEERS & SURVEYORS**



**BOUNDARY DESCRIPTION OF 11.000 ACRE PARCEL**

SW-6055

Situated in the Township of Ripley, T-17N; R-14W, Southwest Quarter of Section 11, County of Holmes, and State of Ohio:

Known as being part of lands conveyed to 754 Holdings, LLC in Volume 0286; Page 4847 of Holmes Official Records and further bounded and described as follows;

Commencing at a railroad spike found at the northeast corner of said Southwest Quarter and in S.R. 754 ~ witnessed by a capped pin with I.D. cap marked "BAKER" found N 89° 29' 52" W, 26.26 feet;

Thence S 00° 04' 28" W, 394.27 feet along the east line of said Southwest Quarter and in said S.R. 754 to the principal place of beginning of the parcel herein described ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set N 89° 27' 53" W, 30.00 feet:

**THENCE WITH THE FOLLOWING FOUR (4) COURSES:**

1. continuing S 00° 04' 28" W, 487.00 feet along the east line of said Southwest Quarter and in said S.R. 754 to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set N 89° 27' 53" W, 30.00 feet;
2. N 89° 27' 53" W, 983.93 feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
3. N 00° 04' 28" E, 487.00 feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
4. S 89° 27' 53" E, 983.93 feet along a new division line to the place of beginning and containing within said bounds 11.000 acres of land, more or less, and subject to all legal highways and easements of record.

Continued on Page 2

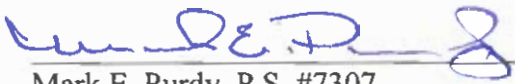
3477 Commerce Parkway, Suite C □ Wooster, Ohio 44691  
Ph. (330) 345-6377 □ Fax (330) 345-6725 □ Email: sjl@sjl-inc.com

Page 2 (Description 11.000 ac.)

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. on November 16, 2023.

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

Survey recorded in Plat Vol. 19, Page 5184

  
Mark E. Purdy, P.S. #7307



Parcel Number: 2300307002

**FILE DESCRIPTION**

Holmes County Map Office  
12/29/2023

3477 Commerce Parkway, Suite C □ Wooster, Ohio 44691  
Ph. (330) 345-6377 □ Fax (330) 345-6725 □ Email: [sjl@sjl-inc.com](mailto:sjl@sjl-inc.com)