

Description 1.148 acre parcel

Being part of the northeast quarter of Section 32, T-18 N, R-14 W, Ripley Township, Holmes County, Ohio, also known as part of Lot 1 of Karen's Valley View Estates Subdivision (Plat vol. 19 page 1748), also known as part of the lands conveyed to Joseph M. Wachtel, Carol J. Wachtel, Jeremy A. Wachtel, and Amber N. Wachtel in Official Record vol. 268 page 2876, PN 2300373004.

Described as follows:

Commencing at a 5/8 inch rebar found at the intersection of T.R. 511 and C.R. 373 marking the northwest corner of the northeast quarter of Section 32, thence N 89 degrees 02' 21" E 720.56 feet along the section line to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 01 degree 42' 15" E 30.16 feet.

thence with the following SIX (6) COURSES:

- 1) N 89 degrees 02' 21" E 50.00 feet along the section line and along C.R. 373 to a point, witnessed by a 5/8 inch rebar found S 01 degrees 42' 15" E 12.38 feet;
- 2) S 01 degree 42' 15" E 889.05 feet along James D. Buchanan and Kimberly A. Buchanan's (O.R. 197 page 3382) west line to a 5/8 inch rebar found;
- 3) N 89 degrees 02' 21" E 61.28 feet along said Buchanan's south line to a 5/8 inch rebar found;
- 4) S 00 degrees 57' 38" E 50.00 feet along the west line of Lot 2 of said Karen's Valley View Estates Subdivision and along Jeremy Wachtel and Amber Wachtel's (O.R. 221 page 883) west line to a point;
- 5) S 89 degrees 02' 21" W 110.64 feet through the lands of said Joseph M. Wachtel, Carol J. Wachtel, Jeremy A. Wachtel, and Amber N. Wachtel to a 5/8 inch rebar found on Cary Hulin's (O.R. 30 page 701 and O.R. 266 page 6597) east line;
- 6) N 01 degree 42' 15" W 939.06 feet along said Hulin's east line and along Steven P. Leyda (O.R. 246 page 6022), Anthony L. Penick and Jami L. Penick (O.R. 37 page 594), and Ivan H. Mast and Marie J. Mast's (O.R. 261 page 5431) east line to the TRUE POINT OF BEGINNING.

This parcel contains 1.148 acres, but subject to all highways and easements of record. To go to adjoiner.

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 19, page 4969 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
December 1, 2022


Donald C. Baker P.S. 6938



Parcel Number: 2300373007

FILE DESCRIPTION
Holmes County Map Office
4/10/2023