

Description 53.008 acre parcel

Being part of the northeast quarter of Section 35 and the northwest quarter of Section 36, T-18 N, R-14 W, Ripley Township, Holmes County, Ohio, also known as part of the lands conveyed to Nisly Farms in Official Record vol. 186 page 2598, PN 2300387000.

Described as follows:

Beginning at a stone found marking the northwest corner of the northwest quarter of Section 36 the TRUE POINT OF BEGINNING.

thence with the following TEN (10) COURSES:

- 1) N 89 degrees 49' 05" E 641.52 feet along the section line to a 5/8 inch rebar found;
- 2) S 00 degrees 00' 17" E 1361.24 feet along James W. Turney, Trustee's (O.R. 260 page 569) west line and along Jacob J. Yoder, Jr. and Anna Yoder's (D.V. 233 page 901) west line to a 5/8 inch rebar found;
- 3) N 88 degrees 45' 44" W 439.56 feet along said Nisly Farms' (PN 2300478001) north line to a 5/8 inch rebar found;
- 4) N 00 degrees 00' 39" W 396.00 feet along Floyd J. Proper and Susan K. Proper's (D.V. 240 page 811) east line to an iron pin set;
- 5) N 88 degrees 45' 44" W 607.61 feet (passing into the northeast quarter of Section 35) along said Proper's north line to a 5/8 inch rebar found in the center of T.R. 527, witnessed by a 5/8 inch rebar found S 88 degrees 45' 44" E 35.00 feet;
- 6) S 14 degrees 45' 32" E 411.85 feet along the centerline of T.R. 527 to a point, witnessed by a 5/8 inch rebar found N 88 degrees 44' 52" W 17.95 feet;
- 7) N 88 degrees 44' 52" W 1010.46 feet along Norman M. Troyer and Lori Beth Troyer's (O.R. 264 page 4913) north line to a 5/8 inch rebar found on Matthew S. Dye and Jennifer M. Dye's (O.R. 187 page 2794) east line;
- 8) N 00 degrees 08' 47" E 708.34 feet along said Dye's east line to a R.R. spike found in the center of C.R. 318, witnessed by a 5/8 inch rebar found S 00 degrees 08' 47" W 86.30 feet;
- 9) N 25 degrees 25' 28" E 686.04 feet along the centerline of C.R. 318 to a point on the section line, witnessed by an iron pin set S 89 degrees 22' 08" E 34.14 feet;
- 10) S 89 degrees 22' 08" E 1014.39 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 53.008 acres, but subject to all highways and easements of record. Containing 34.915 acres in Section 35 and 18.093 acres in Section 36.

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 4891 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
July 13, 2022



Donald C. Baker P.S. 6938



Parcel Number: 2300387001

FILE DESCRIPTION
Holmes County Map Office
12/29/2022

2 of 2