

Description 15.850 acre parcel

Being a part of the southwest quarter of Section 7, Ripley Township, T-17 N, R-14 W, Holmes County, Ohio, also known as all of the lands conveyed to Spring Hill Farm, Inc. in Deed vol. 189 page 76 and Official Record vol. 37 page 326, PN 2300519000 and PN 2300519001.

Described as follows:

Beginning at a R.R. spike found on the Washington Township line and in T.R. 478 marking the northwest corner of the southwest quarter of Section 7, the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 89 degrees 28' 25" E 15.45 feet.

thence with the following SEVEN (7) COURSES:

- 1) S 89 degrees 28' 25" E 1386.82 feet along the quarter section line to a 5/8 inch rebar found;
- 2) S 00 degrees 25' 40" E 578.70 feet along Spring Grove LLC's (O.R. 265 page 4106) west line to a 5/8 inch rebar found;
- 3) N 86 degrees 36' 37" W 799.12 feet along Spring Grove LLC's (O.R. 264 page 6670) north line to a 5/8 inch rebar found;
- 4) N 89 degrees 49' 18" W 327.95 feet along Spring Grove LLC's (O.R. 264 page 6670) north line to a 5/8 inch rebar found;
- 5) N 00 degrees 31' 08" W 282.57 feet along Daniel A. Pszenitzki and Megan N. Pszenitzki's (O.R. 246 page 3097) east line to a 5/8 inch rebar found;
- 6) S 89 degrees 48' 41" W 260.49 feet along said Pszenitzki's north line to a point on the Washington Township line and on the section line and in T.R. 478, witnessed by a 5/8 inch rebar found N 89 degrees 48' 41" E 11.53 feet;
- 7) N 00 degrees 31' 08" W 261.47 feet along the Washington Township line and along the section line and along T.R. 478 to the TRUE POINT OF BEGINNING.

This parcel contains 15.850 acres, but subject to all highways and easements of record.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Bearings from Plat vol. 19 page 3541.

See Holmes County Plat Book 19, page 4448 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
December 12, 2019


Donald C. Baker P.S. 6938



Parcel Number: 2300519008

FILE DESCRIPTION
Holmes County Map Office
7/12/2021