

Description 3.713 acre parcel

Being part of the southeast quarter of Section 13, T-17 N, R-14 W, Ripley Township, Holmes County, Ohio, also known as part of the lands conveyed to Lorie A. Sexton in Official Record vol. 251 page 1236, PN 2300190000.

Described as follows:

Commencing at a 5/8 inch rebar found on the Prairie Township line marking the southeast corner of the southeast quarter of Section 13, thence S 88 degrees 28' 41" W 909.57 feet along the Monroe Township line and along the section line to a 5/8 inch rebar found, thence N 07 degrees 00' 58" W 275.82 feet along the west line of Lot 1 of Two Township Subdivision (Plat vol. 19 page 2745) and along Corey Angle and Lindsey Angle's (O.R. 253 page 1139) west line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) N 80 degrees 44' 50" W 284.59 feet through the lands of said Sexton to a 5/8 inch rebar found;
- 2) N 87 degrees 53' 46" W 556.97 feet along the north line of Lots 1 and 2 of The Hopkins Allotment No. 1 (Plat vol. 19 page 1970) and along Douglas E. Reynolds and Patricia J. Reynolds' (O.R. 232 page 1693) north line and along Justin P. Baldwin and Brandy L. Baldwin's (O.R. 232 page 1690) north line to a 5/8 inch rebar found on Frank D. Goodwill, Diane L. Goodwill, James G. Goodwill, and Pamela A. Goodwill's (O.R. 227 page 3404) east line;
- 3) N 00 degrees 10' 01" E 177.19 feet along said Goodwill's east line to a 5/8 inch rebar found;
- 4) S 87 degrees 56' 49" E 885.15 feet along said Goodwill's south line to a point;
- 5) S 02 degrees 15' 36" W 153.24 feet along the west line of Lot 1 of said Two Township Subdivision and along said Angle's west line to a point;
- 6) S 35 degrees 22' 24" W 71.82 feet along the west line of Lot 1 of said Two Township Subdivision and along said Angle's west line to the TRUE POINT OF BEGINNING.

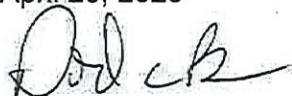
This parcel contains 3.713 acres, but subject to all highways and easements of record. To go to adjoiner.

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 5069 for survey.

This survey made and description prepared by Donald C. Baker, P.S. 6938.

April 20, 2023



Donald C. Baker

P.S. 6938



Parcel Number: 2300190007

