

Description 64.764 acre parcel

Being part of the northeast and northwest quarters of Section 27, T-18 N, R-14 W, Ripley Township, Holmes County, Ohio, also known as part of the lands conveyed to Shyanne M. VanSickle in Deed vol. 271 page 464 and Official Record vol. 198 page 1118, PN 2300263000 and PN 2300262003.

Described as follows:

Commencing at a 5/8 inch rebar found in C.R. 51 marking the southwest corner of the northwest quarter of Section 27, thence N 00 degrees 33' 12" W 1057.81 feet along the section line and along C.R. 51 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 89 degrees 55' 40" E 30.00 feet.

thence with the following ELEVEN (11) COURSES:

- 1) N 00 degrees 33' 12" W 609.14 feet along the section line and along C.R. 51 to a point, witnessed by an iron pin set S 89 degrees 53' 26" E 29.83 feet;
- 2) S 89 degrees 53' 26" E 483.00 feet through the lands of said VanSickle to an iron pin set;
- 3) N 00 degrees 33' 12" W 375.76 feet partly through the lands of said VanSickle and partly along Randall C. Beichler and Victoria J. Beichler's (O.R. 199 page 2052) east line to a 5/8 inch rebar found;
- 4) S 89 degrees 53' 26" E 2210.76 feet along Kenneth L. Sigler and Carolyn S. Sigler's (O.R. 214 page 3134) south line to a 1/2 inch pipe found on the quarter section line;
- 5) S 89 degrees 53' 57" E 157.28 feet (passing into the northeast quarter of Section 27) along Patricia A. Smith's (D.V. 255 page 824) south line to a point in the center of S.R. 514, witnessed by a 5/8 inch rebar found N 89 degrees 53' 57" W 29.84 feet;
- 6) S 35 degrees 22' 40" W 404.37 feet (passing into the northwest quarter of Section 27) along the centerline of S.R. 514 to a point;
- 7) S 35 degrees 55' 55" W 1051.28 feet along the centerline of S.R. 514 to a point;
- 8) S 36 degrees 06' 20" W 200.00 feet along the centerline of S.R. 514 to a point, witnessed by a 5/8 inch rebar found N 89 degrees 55' 40" W 37.32 feet;
- 9) N 89 degrees 55' 40" W 1386.15 feet along Benjamin R. Miller and Louella V. Miller's (O.R. 271 page 4301) north line and along David B. Latshaw and Kathleen A. Latshaw's (O.R. 241 page 1980) north line to a 5/8 inch rebar found;
- 10) N 00 degrees 33' 12" W 360.76 feet along John A. Troyer and Elizabeth L. Troyer's (O.R. 167 page 367) east line to a 5/8 inch rebar found;
- 11) N 89 degrees 55' 40" W 483.00 feet along said Troyer's north line to the TRUE POINT OF BEGINNING.

This parcel contains 64.764 acres, but subject to all highways and easements of record. Containing 0.396 acre in the northeast quarter of Section 27 and 64.368 acres in the northwest quarter of Section 27.

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 2, page 626 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
February 28, 2022


Donald C. Baker P.S. 6938



Parcel Number: 2300263005

FILE DESCRIPTION
Holmes County Map Office
4/7/2022

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