

RICHLAND TOWNSHIP  
 N.E., S.E. & S.W. QTRS. SECTION 25  
 T-8 N; R-9 W  
 HOLMES COUNTY, OHIO

SURVEYED FOR: DORTHA HELMS



SCALE: 1"=200'

- ▲ R.R. SPIKE FOUND
- 5/8" REBAR FOUND UNLESS OTHERWISE NOTED
- 5/8" REBAR SET WITH I.D. CAP I.D. CAP MARKED "BAKER SURVEYING LLC"

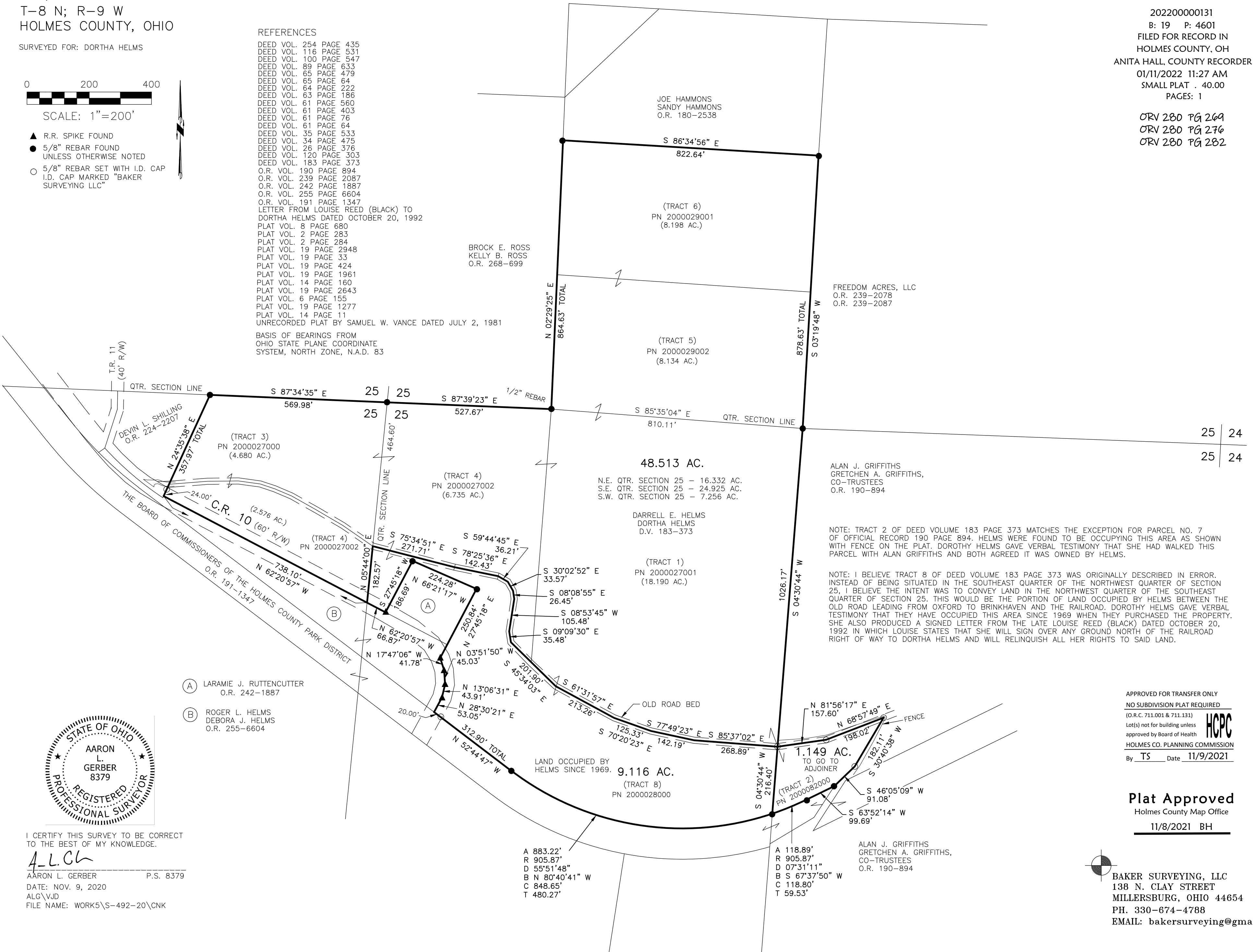
REFERENCES

- DEED VOL. 254 PAGE 435
- DEED VOL. 116 PAGE 531
- DEED VOL. 100 PAGE 547
- DEED VOL. 89 PAGE 633
- DEED VOL. 65 PAGE 479
- DEED VOL. 65 PAGE 64
- DEED VOL. 64 PAGE 222
- DEED VOL. 63 PAGE 186
- DEED VOL. 61 PAGE 560
- DEED VOL. 61 PAGE 403
- DEED VOL. 61 PAGE 76
- DEED VOL. 61 PAGE 64
- DEED VOL. 35 PAGE 533
- DEED VOL. 34 PAGE 475
- DEED VOL. 26 PAGE 376
- DEED VOL. 120 PAGE 303
- DEED VOL. 183 PAGE 373
- O.R. VOL. 190 PAGE 894
- O.R. VOL. 239 PAGE 2087
- O.R. VOL. 242 PAGE 1887
- O.R. VOL. 255 PAGE 6604
- O.R. VOL. 191 PAGE 1347
- LETTER FROM LOUISE REED (BLACK) TO DORTHA HELMS DATED OCTOBER 20, 1992
- PLAT VOL. 8 PAGE 680
- PLAT VOL. 2 PAGE 283
- PLAT VOL. 2 PAGE 284
- PLAT VOL. 19 PAGE 2948
- PLAT VOL. 19 PAGE 33
- PLAT VOL. 19 PAGE 424
- PLAT VOL. 19 PAGE 1961
- PLAT VOL. 14 PAGE 160
- PLAT VOL. 19 PAGE 2643
- PLAT VOL. 6 PAGE 155
- PLAT VOL. 19 PAGE 1277
- PLAT VOL. 14 PAGE 11
- UNRECORDED PLAT BY SAMUEL W. VANCE DATED JULY 2, 1981

BASIS OF BEARINGS FROM OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, N.A.D. 83

20220000131  
 B: 19 P: 4601  
 FILED FOR RECORD IN  
 HOLMES COUNTY, OH  
 ANITA HALL, COUNTY RECORDER  
 01/11/2022 11:27 AM  
 SMALL PLAT . 40.00  
 PAGES: 1

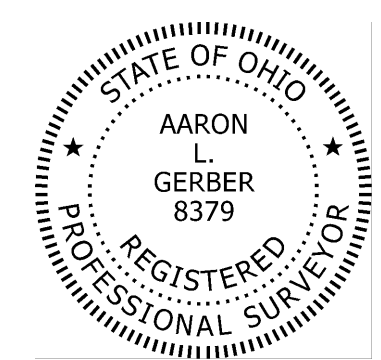
ORV 280 PG 269  
 ORV 280 PG 276  
 ORV 280 PG 282



NOTE: TRACT 2 OF DEED VOLUME 183 PAGE 373 MATCHES THE EXCEPTION FOR PARCEL NO. 7 OF OFFICIAL RECORD 190 PAGE 894. HELMS WERE FOUND TO BE OCCUPYING THIS AREA AS SHOWN WITH FENCE ON THE PLAT. DOROTHY HELMS GAVE VERBAL TESTIMONY THAT SHE HAD WALKED THIS PARCEL WITH ALAN GRIFFITHS AND BOTH AGREED IT WAS OWNED BY HELMS.

NOTE: I BELIEVE TRACT 8 OF DEED VOLUME 183 PAGE 373 WAS ORIGINALLY DESCRIBED IN ERROR. INSTEAD OF BEING SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, I BELIEVE THE INTENT WAS TO CONVEY LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25. THIS WOULD BE THE PORTION OF LAND OCCUPIED BY HELMS BETWEEN THE OLD ROAD LEADING FROM OXFORD TO BRINKHAVEN AND THE RAILROAD. DOROTHY HELMS GAVE VERBAL TESTIMONY THAT THEY HAVE OCCUPIED THIS AREA SINCE 1969 WHEN THEY PURCHASED THE PROPERTY. SHE ALSO PRODUCED A SIGNED LETTER FROM THE LATE LOUISE REED (BLACK) DATED OCTOBER 20, 1992 IN WHICH LOUISE STATES THAT SHE WILL SIGN OVER ANY GROUND NORTH OF THE RAILROAD RIGHT OF WAY TO DORTHA HELMS AND WILL RELINQUISH ALL HER RIGHTS TO SAID LAND.

- (A) LARAMIE J. RUTTENCUTTER  
O.R. 242-1887
- (B) ROGER L. HELMS  
DEBORA J. HELMS  
O.R. 255-6604



I CERTIFY THIS SURVEY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

A-L-G  
 AARON L. GERBER P.S. 8379  
 DATE: NOV. 9, 2020  
 ALG\VJD  
 FILE NAME: WORK5\S-492-20\CNK

APPROVED FOR TRANSFER ONLY  
 NO SUBDIVISION PLAT REQUIRED  
 (O.R.C. 711.001 & 711.131)  
 Lot(s) not for building unless approved by Board of Health  
 HOLMES CO. PLANNING COMMISSION  
 By TS Date 11/9/2021

Plat Approved  
 Holmes County Map Office  
 11/8/2021 BH

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