

Ripley Township
T-18 N, R-14 W
N.E. Qtr. Sec. 25
Holmes County, Ohio

Surveyed For: Bob Kauffman

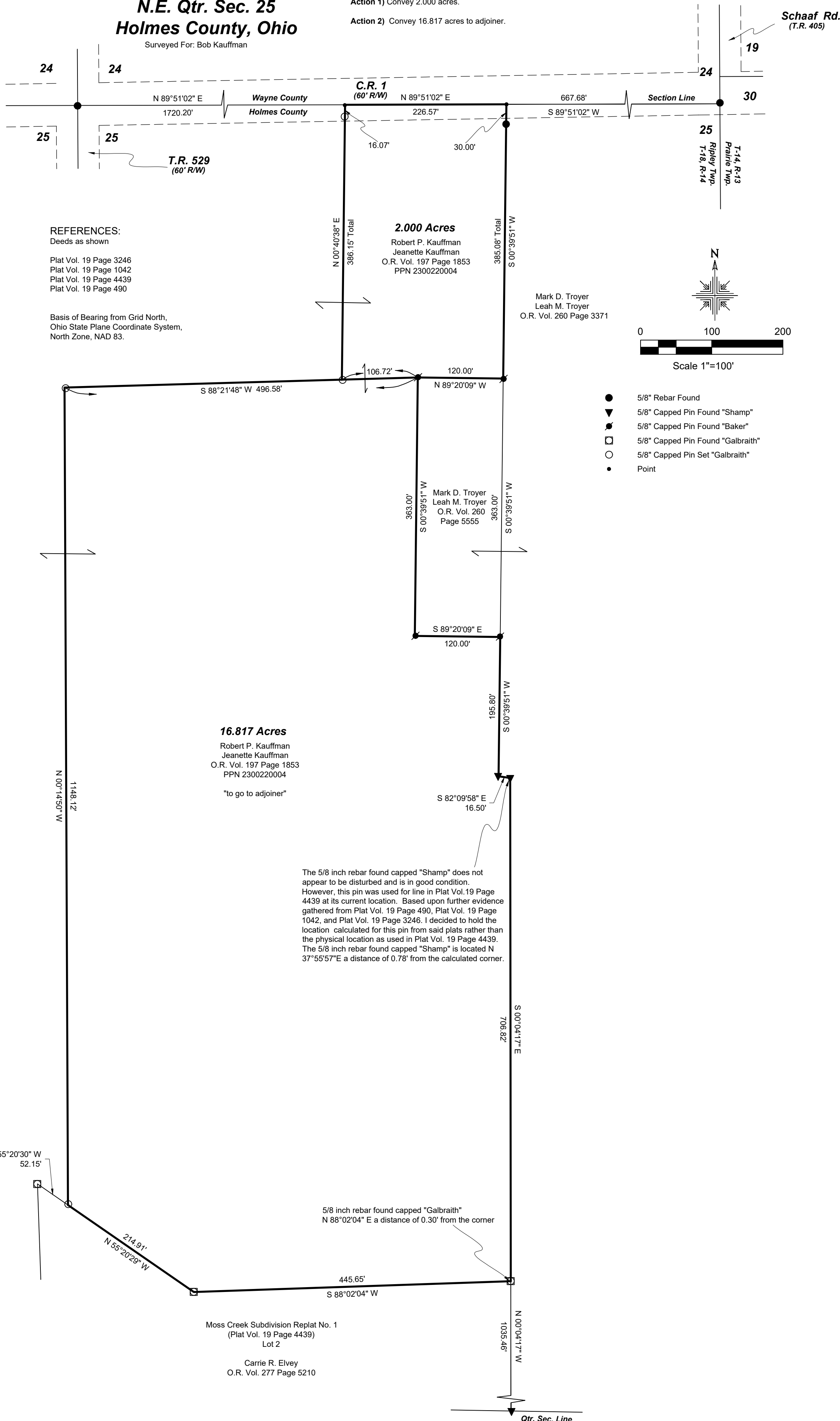
MASTER PLAT: The Purpose of this Survey.

- Action 1) Convey 2.000 acres.
- Action 2) Convey 16.817 acres to adjoiner.

202300001949

B: 19 P: 5001
 FILED FOR RECORD IN
 HOLMES COUNTY, OH
 ANITA HALL, COUNTY RECORDER
 05/16/2023 02:57 PM
 SMALL PLAT . 40.00
 PAGES: 1

ORV 285 Pg 3925
ORV 285 Pg 3935



REFERENCES:
 Deeds as shown

- Plat Vol. 19 Page 3246
- Plat Vol. 19 Page 1042
- Plat Vol. 19 Page 4439
- Plat Vol. 19 Page 490

Basis of Bearing from Grid North,
 Ohio State Plane Coordinate System,
 North Zone, NAD 83.

2.000 Acres

Robert P. Kauffman
 Jeanette Kauffman
 O.R. Vol. 197 Page 1853
 PPN 2300220004

Mark D. Troyer
 Leah M. Troyer
 O.R. Vol. 260 Page 3371

16.817 Acres

Robert P. Kauffman
 Jeanette Kauffman
 O.R. Vol. 197 Page 1853
 PPN 2300220004

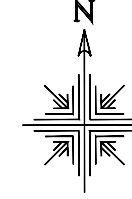
"to go to adjoiner"

The 5/8 inch rebar found capped "Shamp" does not appear to be disturbed and is in good condition. However, this pin was used for line in Plat Vol. 19 Page 4439 at its current location. Based upon further evidence gathered from Plat Vol. 19 Page 490, Plat Vol. 19 Page 1042, and Plat Vol. 19 Page 3246. I decided to hold the location calculated for this pin from said plats rather than the physical location as used in Plat Vol. 19 Page 4439. The 5/8 inch rebar found capped "Shamp" is located N 37°55'57"E a distance of 0.78' from the calculated corner.

5/8 inch rebar found capped "Galbraith"
 N 88°02'04" E a distance of 0.30' from the corner

Moss Creek Subdivision Replat No. 1
 (Plat Vol. 19 Page 4439)
 Lot 2

Carrie R. Elvey
 O.R. Vol. 277 Page 5210



- 5/8" Rebar Found
- ▼ 5/8" Capped Pin Found "Shamp"
- 5/8" Capped Pin Found "Baker"
- 5/8" Capped Pin Found "Galbraith"
- 5/8" Capped Pin Set "Galbraith"
- Point

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
HCPC
 HOLMES CO. PLANNING COMMISSION
 By AO Date 5/11/2023

Plat Approved
 Holmes County Map Office
4/24/2023 MM



I certify this survey to be correct to the best of my knowledge.

Caleb Galbraith

Caleb Jerome Galbraith P.S. 8703
 Date: March 20, 2023
 Job ID: 3823-RP30
 Pioneer Surveying & Services, LLC.
 5434 Township Road 377
 Millersburg, Ohio 44654
 Phone: 330-231-0497
 Email: caleb@pioneersurveyingandservices.com

