

Description 55.430 acre parcel

Being part of the southwest quarter of Section 4, T-17 N, R-14 W, Ripley Township, Holmes County, Ohio, also known as the remainder of the lands conveyed to Adrian Byler and Orpha Byler in Deed Vol. 233 page 951, PN 2300178001.

Described as follows:

Beginning at a R.R. spike found at the intersection of C.R. 316 and T.R. 507 marking the southwest corner of the southwest quarter of Section 4 the TRUE POINT OF BEGINNING.

thence with the following EIGHT (8) COURSES:

- 1) N 01 degree 00' 07" W 1145.76 feet along the section line and along T.R. 507 to a point, witnessed by a 5/8 inch rebar found N 89 degrees 49' 23" E 13.73 feet;
- 2) N 89 degrees 49' 23" E 2290.27 feet along Wayne E. Yoder and Susie H. Yoder (O.R. 173 page 185) and Virginia Pringle, Co-Trustee and Dennis Pringle, Co-Trustee's (O.R. 278 page 5822) south line to a 5/8 inch rebar found;
- 3) S 00 degrees 26' 54" E 598.78 feet along said Pringle's west line to a 1/2 inch rebar found;
- 4) N 89 degrees 52' 32" W 335.22 feet along Keith A. McClure aka Keith Aaron McClure's (D.V. 243 page 139 and O.R. 54 page 757) north line to an iron pin set;
- 5) S 01 degree 16' 39" E 84.65 feet along said McClure's west line to a 1/2 inch rebar found;
- 6) S 88 degrees 11' 23" W 70.61 feet along said McClure's westerly line to a 1/2 inch rebar found;
- 7) S 03 degrees 27' 50" E 470.23 feet along said McClure's west line to a point on the section line and in C.R. 316, witnessed by a 5/8 inch rebar found N 03 degrees 27' 50" W 30.39 feet;
- 8) N 89 degrees 57' 05" W 1899.42 feet along the section line and along C.R. 316 to the TRUE POINT OF BEGINNING.

This parcel contains 55.430 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 Surveying LLC".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5737 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
November 12, 2025


Donald C. Baker

P.S. 6938



PPN: 2300178002

