



DESCRIPTION OF A 24.274 ACRE PARCEL

Situated in the Township of Ripley, County of Holmes and the State of Ohio being part of the Southwest Quarter of Section 17 (T-17N, R-14W) of the Congress Lands North of the Old Seven Ranges and being a parcel conveyed to Robert J. Jursich, Sr., Trustee of the Robert J. Jursich, Sr. Revocable Trust (PN: 23-00211.001) and recorded in O.R. Book 262, Page 6386 of the Holmes County Official Records, and more fully bounded and described as follows:

Beginning at a 5/8" iron rebar found (1.4' deep) in the centerline of T.R 502 (60' RW) and being the southeast corner of said Southwest Quarter of Section 17; Thence N 89°37'15" W, along the southerly line of said Ripley Township and a northerly line of Knox Township, being the Section line, and being said centerline of said T.R. 502, a distance of 530.61 feet to an iron pin set, said point being the **True Place of Beginning** for the parcel of land herein described;

Course No. 1; Thence N 89°37'15" W, continuing along said southerly line of Ripley Township, said northerly line of Knox Township, said Section line, and said centerline of said T.R. 502, a distance of 789.84 feet to a 5/8" 'Long' capped iron rebar found;

Course No. 2; Thence N 00°33'19" W, along the west line of the Southeast Quarter of said Southwest Quarter of Section 17, being an easterly line of parcels conveyed to Stephen E. Andrews and Peggy L. Andrews recorded in O.R. Book 287, Page 836 of the Holmes County Official records and recorded in O.R. Book 287, Page 832 of the Holmes County Official records, passing a 5/8" 'Galbraith' capped iron rebar found at 1332.72 feet, a total distance of 1340.20 feet to a 5/8" 'Long' capped iron rebar found;

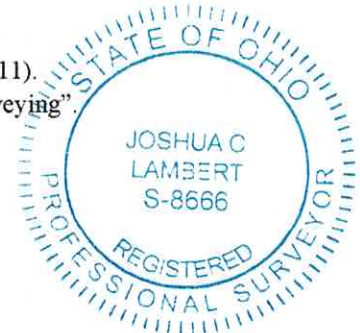
Course No. 3; Thence S 89°25'56" E, along the south line of the Northeast Quarter of said Southwest Quarter of Section 17, and being a southerly line of a parcel conveyed to said Robert J. Jursich, Sr., Trustee (PN: 23-00212.000), a distance of 789.89 feet to an iron pin set;

Course No. 4; Thence S 00°33'19" E, along a westerly line of a parcel conveyed to said Robert J. Jursich, Sr., Trustee (PN: 23-00211.000), a distance of 1337.60 feet to the **True Place of Beginning** and containing 24.274 acres of land, of which 0.544 acres are in road right of way, more or less, as surveyed by Joshua C. Lambert, P.S., Ohio Registration No. S-8666, for Castle Surveying, LLC, on November 13, 2024, but subject to all legal roads, highways, rights of way, easements and leases of record.

The Basis of Bearings is Ohio State Plane Coordinates, North Zone, NAD 1983 (2011).
All iron pins set are 30 inch X 5/8 inch rebar with plastic caps stamped "Castle Surveying".
See Holmes County Plat Book 19, Page 5497 for survey.

PPN: 2300211002


12-2-24
Joshua C. Lambert, P.S. Professional Surveyor No. S-8666



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C-24298 Tract IV DESCRIPTION dee

FILE DESCRIPTION
Holmes County Map Office
2/24/2025