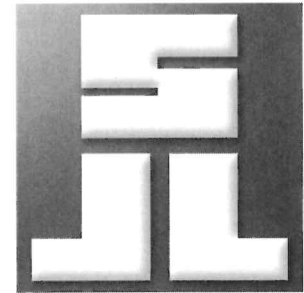


**SHAFFER, JOHNSTON, LICHTENWALTER
& ASSOCIATES, INC.
ENGINEERS & SURVEYORS**



BOUNDARY DESCRIPTION OF 36.026 ACRE PARCEL

SW-6154

Situated in the Township of Ripley, T-17N; R-14W, Northwest Quarter of Section 3, County of Holmes, and State of Ohio:

Known as being part of lands conveyed to Tate Farms Company, Ltd. in Volume 70, Page 539 of Holmes County Official Records PN 2300371000 and further bounded and described as follows;

Beginning at a 3/4" pipe found marking the northwest corner of said Northwest Quarter and in the intersection of T.R. 517 (40' R/W) with S.R. 754 ~ witnessed by a 5/8" rebar found S 89° 53' 46" W, 24.85 feet:

THENCE WITH THE FOLLOWING EIGHT (8) COURSES:

1. **S 89° 25' 51" E, 1684.40** feet along the north line of said Northwest Quarter and in said T.R. 517 to the northwest corner of lands conveyed to Derick M. Cooper & Courtney R. Cooper in Volume 257, Page 1606 of said Official Records ~ witnessed by a 5/8" rebar found N 00° 21' 38" W, 0.50 feet and a 5/8" rebar found S 00° 17' 22" W, 16.80 feet;
2. **S 00° 21' 38" E, 415.20** feet along the west line of said Cooper lands to a 5/8" rebar found marking the southwest corner thereof;
3. **S 89° 18' 14" E, 300.54** feet along the south line of said Cooper lands to a 5/8" rebar found marking the southeast corner thereof;
4. **N 00° 19' 41" W, 415.86** feet along the east line of said Cooper lands to the northeast corner thereof also being the north line of aforesaid Northwest Quarter and in aforesaid T.R. 517 ~ witnessed by a 5/8" rebar found N 54° 47' 04" E, 0.59 feet and a capped pin with I.D. cap marked "BAKER" found S 00° 19' 41" E 19.02 feet;

Continued 36.026 ac. on Page 2

Page 2 (Description 36.026 ac.)

5. **S 89° 25' 51" E, 681.97** feet in said T.R. 517 and along the north line of said Northwest Quarter to a 1" pipe found marking the northeast corner thereof ~ witnessed by a 1-1/4" pipe found N 01° 45' 04" W, 16.59 feet;
6. **S 00° 02' 03" W, 628.90** feet along the east line of said Northwest Quarter to the northeast corner of lands conveyed to Wayne L. Bacon, Trustee in Volume 182, Page 761 of said Official Records ~ witnessed by a 5/8" rebar found N 89° 43' 39" W, 2.20 feet;
7. **N 89° 43' 39" W, 2662.40** feet along the north line of said Bacon lands to the northwest corner thereof also being on the west line of said Northwest Quarter and in aforesaid S.R. 754 ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set S 89° 43' 39" E, 20.00 feet;
8. **N 00° 22' 45" W, 642.75** feet along the west line of said Northwest Quarter and in said S.R. 754 to the place of beginning and containing within said bounds **36.026** acres of land, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. dated October 3, 2025

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.

See Holmes County Survey Records Volume 19 ; Page 5708 for survey.

 10-03-25
Mark E. Purdy, P.S. #7307 Date

PPN: 2300371002



FILE DESCRIPTION
Holmes County Map Office
11/26/2025

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