

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



BOUNDARY DESCRIPTION OF 11.905 ACRE PARCEL

SW-5842A

Situated in the Township of Ripley, T-17N; R-14W, Northeast Quarter of Section 4, 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 Tract No. 1 PN 2300372001 and further bounded and described as follows;

Commencing at a 3/4" pipe found marking the northeast corner of said Northeast Quarter and in the intersection of T.R. 517 (40' R/W) with S.R. 754 ~ witnessed by a 5/8" rebar found N 89° 53' 45" W, 24.85 feet;

Thence S 00° 22' 45" E, 60.00 feet along the east line of lands conveyed to Bruce Tate in Volume 272, Page 278 of said Official Records and the east line of said Northeast Quarter also being in said S.R. 754 to the principal place of beginning of the parcel herein described ~ witnessed by a 5/8" capped pin with I.D. cap marked "SJL, INC" found N 89° 53' 45" W, 24.31 feet:

THENCE WITH THE FOLLOWING FIVE (5) COURSES:

1. continuing **S 00° 22' 45" E, 518.13** feet along the east line of said Northeast Quarter and in said S.R. 754 to a point ~ witnessed by a 5/8" rebar with I.D. cap marked "SJL, INC" set N 89° 54' 58" W, 25.00 feet;
2. **N 89° 54' 58" W, 973.63** feet along a new division line to a 5/8" rebar with I.D. cap marked "SJL, INC" set on an easterly line of aforesaid Tate lands;
3. **N 03° 47' 33" W, 193.01** feet along an easterly line of said Tate lands to a 5/8" capped pin with I.D. cap marked "SJL, INC" found;

Continued 11.905 ac. on Page 2

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4. N 10° 05' 49" W, 331.13 feet along an easterly line of said Tate lands to a 5/8" capped pin with I.D. cap marked "SJL, INC" found;
5. S 89° 53' 45" E, 1041.02 feet along a south line of said Tate lands to the place of beginning and containing within said bounds 11.905 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 6, 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 Plat Records Volume 19 ; Page 5709 for survey.

 10-6-25
Mark E. Purdy, P.S. #7307 Date



PPN: 2300372004

FILE DESCRIPTION

Holmes County Map Office
11/26/2025

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