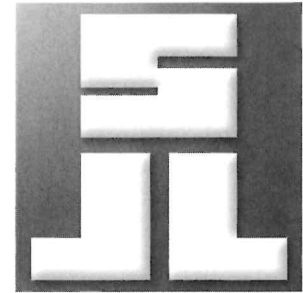


***SHAFFER, JOHNSTON, LICHTENWALTER  
& ASSOCIATES, INC.  
ENGINEERS & SURVEYORS***



**BOUNDARY DESCRIPTION OF 62.138 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. 2 PN 2300372000 & 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, 578.13 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" rebar with I.D. cap marked "SJL, INC" set N 89° 54' 58" W, 25.00 feet:

**THENCE WITH THE FOLLOWING EIGHTEEN (18) COURSES:**

1. continuing **S 00° 22' 45" E, 760.59** feet along the east line of said Northeast Quarter and in said S.R. 754 and C.R. 51 (60' R/W) to a northeast corner of lands conveyed to Leonard Edward Bilek, Trustee & Jane Catherine Bilek, Trustee in Volume 268, Page 1954 of said Official Records ~ witnessed by a capped pin with I.D. marked "BAKER" found N 89° 56' 07" W, 22.28 feet;
2. **N 89° 56' 07" W, 2652.68** feet along the north line of said Bilek, Trustee lands to a capped pin with I.D. cap marked "BAKER" found marking the northwest corner thereof and on the west line of aforesaid Northeast Quarter;

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3. **N 00° 33' 18" W, 1340.60** feet along the west line of said Northeast Quarter to a 3/4" pipe found marking the northwest corner thereof;
4. **S 89° 53' 45" E, 1546.47** feet along the south line of said Northeast Quarter to a 5/8" capped pin with I.D. cap marked "SJL, INC" found at a northwest corner of aforesaid Tate lands;
5. **S 08° 32' 26" E, 79.17** feet along a westerly line of said Tate lands to a 5/8" capped pin with I.D. cap marked "SJL, INC" found;
6. **S 59° 18' 58" W, 178.62** feet along a westerly line of said Tate lands to a 5/8" capped pin with I.D. cap marked "SJL, INC" found;
7. **S 73° 55' 04" W, 168.63** feet along a westerly line of said Tate lands to a 5/8" capped pin with I.D. cap marked "SJL, INC" found;
8. **S 17° 49' 09" W, 159.60** feet along a westerly line of said Tate lands to a 5/8" capped pin with I.D. cap marked "SJL, INC" found;
9. **S 25° 41' 20" W, 225.49** feet along a westerly line of said Tate lands to a 5/8" capped pin with I.D. cap marked "SJL, INC" found;
10. **N 81° 22' 26" E, 143.23** feet along a southerly line of said Tate lands to a 5/8" capped pin with I.D. cap marked "SJL, INC" found;
11. **S 02° 26' 45" E, 104.70** feet along a westerly line of said Tate lands to a 5/8" capped pin with I.D. cap marked "SJL, INC" found;
12. **S 83° 17' 16" E, 87.35** feet along a southerly line of said Tate lands to a 5/8" capped pin with I.D. cap marked "SJL, INC" found;
13. **S 62° 19' 23" E, 144.88** feet along a southerly line of said Tate lands to a 5/8" capped pin with I.D. cap marked "SJL, INC" found;

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14. S 72° 42' 00" E, 96.41 feet along a southerly line of said Tate lands to a 5/8" capped pin with I.D. cap marked "SJL, INC" found;
15. N 66° 52' 37" E, 128.05 feet along a southerly line of said Tate lands to a 5/8" capped pin with I.D. cap marked "SJL, INC" found;
16. N 13° 01' 55" E, 99.25 feet along an easterly line of said Tate lands to a 5/8" capped pin with I.D. cap marked "SJL, INC" found;
17. N 03° 47' 34" W, 35.00 feet along an easterly line of said Tate lands to a 5/8" rebar with I.D. cap marked "SJL, INC" set;
18. S 89° 54' 58" E, 973.63 feet along a new division line to the place of beginning and containing within said bounds 62.138 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: 2300372005

**FILE DESCRIPTION**

Holmes County Map Office  
11/26/2025

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