

Description 41.717 acre parcel

Being part of the northeast quarter of Section 18, T-17 N, R-14 W, Ripley Township, Holmes County, Ohio, also known as part of the lands conveyed to William A. Wachtel, Trustee and Beverly Wachtel, Trustee in Official Record vol. 276 page 1400, PN 2300933003.

Described as follows:

Commencing at a R.R. spike found at the intersection of T.R. 501 and T.R. 503 marking the southeast corner of the northeast quarter of Section 18, thence S 89 degrees 27' 00" W 822.55 feet along the quarter section line and along T.R. 503 to a point, thence N 01 degree 22' 07" E 191.04 feet along Roger L. Beauchemin, Trustee's (O.R. 279 page 603) east line to a point, thence S 89 degrees 52' 18" W 296.87 feet along said Beauchemin's north line to a 5/8 inch rebar found, thence N 06 degrees 02' 49" W 217.00 feet along Garrett L. Ervin and Haley M. Ervin's (O.R. 279 page 4950) east line to a 5/8 inch rebar found, thence N 77 degrees 56' 32" W 210.28 feet along said Ervin's north line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) N 77 degrees 56' 32" W 225.92 feet along said Ervin's north line to a 5/8 inch rebar found;
- 2) S 88 degrees 29' 35" W 309.34 feet along said Ervin's (O.R. 288 page 152) north line to a 5/8 inch rebar found;
- 3) S 89 degrees 26' 48" W 311.36 feet along Aden J. Raber and Niva J. Raber's (O.R. 284 page 3458) north line to a 5/8 inch rebar found;
- 4) N 00 degrees 43' 18" W 2165.47 feet along said Raber's east line and along AB Acres, LLC's (O.R. 248 page 4100) east line to a 5/8 inch rebar found on the section line;
- 5) N 89 degrees 56' 04" E 837.01 feet along the section line to a 5/8 inch rebar found;
- 6) S 00 degrees 49' 36" E 2202.53 feet along said Wachtel's (PN 2300933000) west line to the TRUE POINT OF BEGINNING.

This parcel contains 41.717 acres, but subject to all highways and easements of record. To go to adjoiner.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5553 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
March 20, 2025


Donald C. Baker P.S. 6938



PN: 2300933008

