

Jacob J. Troyer  
Emma Mae Troyer  
OR. 229, P. 1845  
Parcel No. 2300310000

SE Cor. NW Qtr. SEC. 2  
NE Cor. SW Qtr. SEC. 2  
SW Cor. NE Qtr. SEC. 2 capped "Baker"  
NW Cor. SE Qtr. SEC. 2

- REFERENCES**
- TAX MAPS, DEEDS, AND SURVEYS AS NOTED.
  - SURVEYS BY:
    - AARON L. GERBER, JUNE 2013, PB. 19, P. 2290
    - DONALD C. BAKER, JUNE 2012, 95.534 AC. UNRECORDED
    - DONALD C. BAKER, SEPTEMBER. 2011, PB. 19, P. 1943
    - JAMIE D. DARR, MARCH 2000, PB. 17, P. 753
  - ROAD RECORD BOOK 1, PAGE 47-48

- LEGEND**
- ⊙ 1/2-INCH I.D. IRON PIPE (FOUND)
  - 5/8-INCH "OR AS NOTED" REBAR (FOUND)
  - △ RAILROAD SPIKE (FOUND)
  - 5/8-INCH IRON PIN IN CONCRETE MONUMENT (SET)
  - ✕ 1-INCH MAG NAIL (SET)
  - (m) MEASURED DISTANCE
  - (r) RECORD DISTANCE
  - \* LINE OF NEW DIVISION
  - P.O.B. POINT OF BEGINNING

**NOTES**

- BEARINGS ARE ORIENTED TO THE STATE PLANE COORDINATE SYSTEM: OHIO NORTH ZONE (3401); HORIZONTAL DATUM: NAD83 (2011).
- CONCRETE MONUMENTS INDICATED (SET) HAVE WITHIN THEM A 5/8-INCH IRON BAR (30-INCHES IN LENGTH) WITH A YELLOW PLASTIC CAP STAMPED "BAIR & GOODIE."

**SURVEYOR'S STATEMENT**

THIS PLAT OF SURVEY REPRESENTS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS PUBLISHED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

I, THE UNDERSIGNED, HEREBY CERTIFY THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF OHIO  
BRIAN D. BERKSHIRE  
PS-8777  
PROFESSIONAL SURVEYOR

*Brian D. Berkshire*  
BRIAN D. BERKSHIRE, P.S.  
PROFESSIONAL SURVEYOR NO. 8777

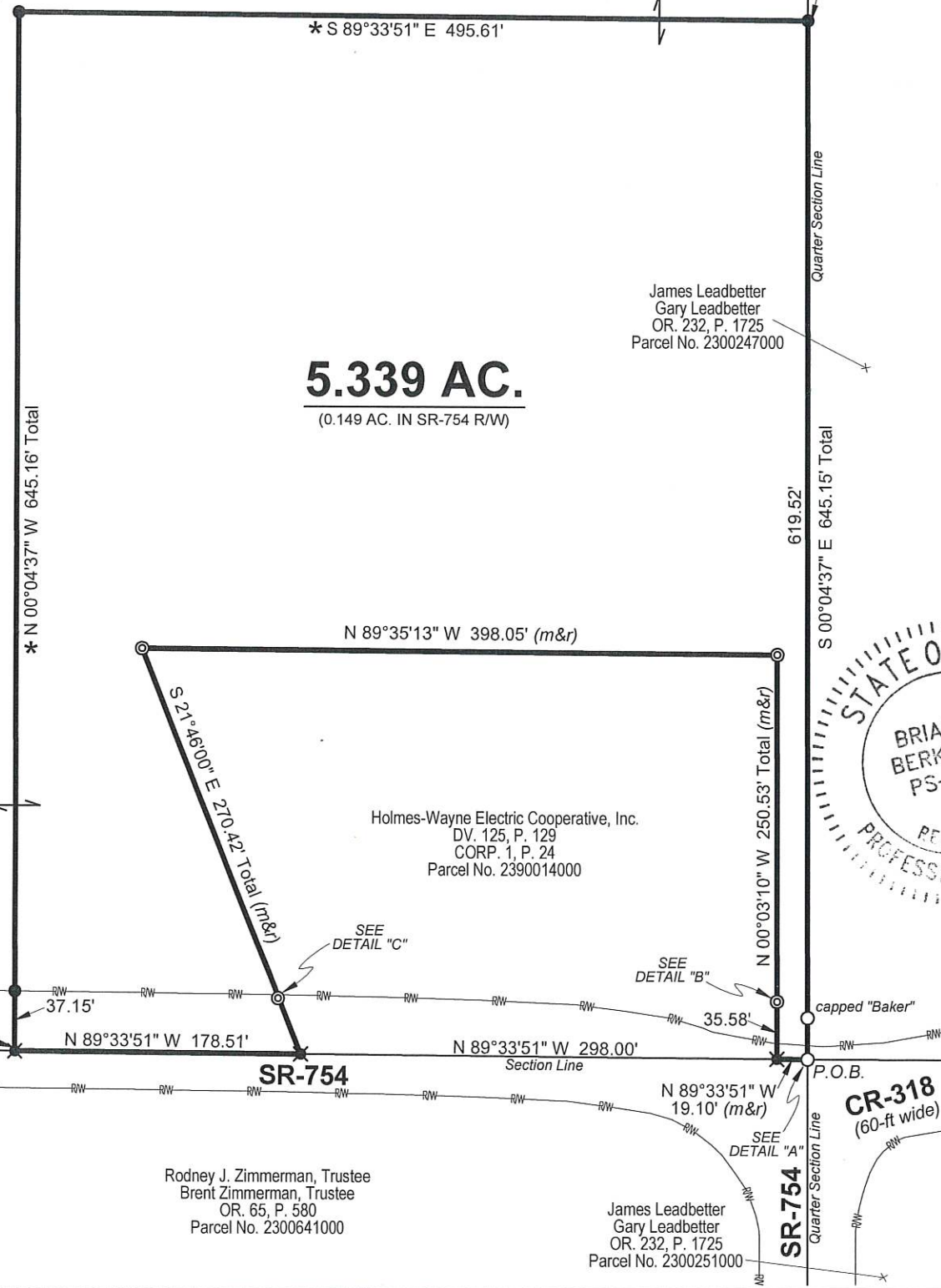
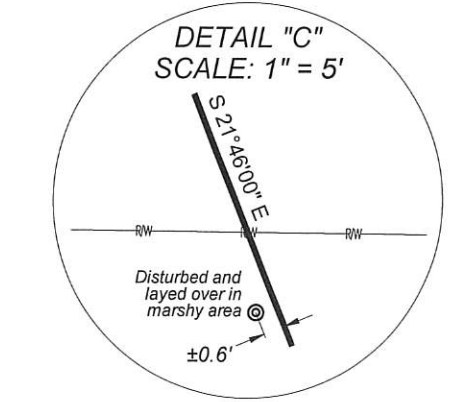
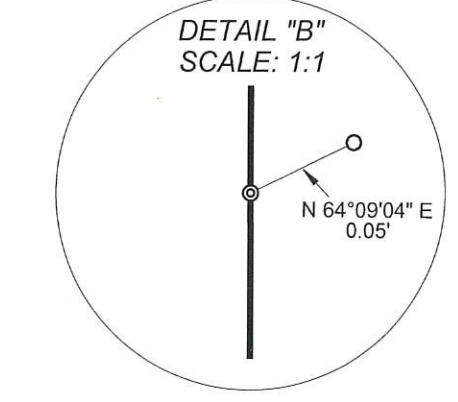
**BAIR, GOODIE AND ASSOCIATES, INC.**  
153 NORTH BROADWAY STREET  
NEW PHILADELPHIA, OH 44663  
TELEPHONE: 330.343.3499 FAX: 330.343.9505  
BERKSHIRE@BAIRGOODIE.COM

PLAT OF SURVEY FOR  
**AEP OHIO TRANSMISSION COMPANY, INC.**  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2,  
T-17N, R-14W, TOWNSHIP OF RIPLEY,  
COUNTY OF HOLMES, AND STATE OF OHIO.  
SCALE: 1" = 100' DATE: 12/08/2023  
FILE ID: AEP-SCST102

202400003478  
B: 19 p: 5379  
FILED FOR RECORD IN  
HOLMES COUNTY, OH  
ANITA HALL, COUNTY RECORDER  
09/13/2024 09:16 AM  
SMALL PLAT . 40.00  
PAGES: 1  
ORV 289 Pg 6502

APPROVED FOR TRANSFER ONLY  
NO SUBDIVISION PLAT REQUIRED  
(O.R.C. 711.001 & 711.131)  
Lot(s) not for building unless  
approved by Board of Health  
HOLMES CO. PLANNING COMMISSION  
By TS Date 9/13/2024

**Plat Approved**  
Holmes County Map Office  
9/5/2024 Rg



SE Cor. SE Qtr. SEC. 3  
SW Cor. SW Qtr. SEC. 2  
NE Cor. NE Qtr. SEC. 10  
NW Cor. NW Qtr. SEC. 11

Rodney J. Zimmerman, Trustee  
Brent Zimmerman, Trustee  
OR. 65, P. 580  
Parcel No. 2300641000

James Leadbetter  
Gary Leadbetter  
OR. 232, P. 1725  
Parcel No. 2300251000

SR-754  
SR-754  
SR-318 (60-ft wide)