

Description - Lot 4

Being Lot 4 of Swiss Family Subdivision Replat No. 1 recorded in Plat Book
19 Page 5475, of the Holmes County Plat Records.

Lot 4 contains 15.164 acres, but is subject to all highways and easements of record. Containing 0.446 acres in Lot 21, Fourth Quarter and 14.718 acres in Lot 33, Third Quarter.

Swiss Family Subdivision Replat No. 1 is situated in Lot 33 of the Third Quarter, T-9 N, R-5 W and Lot 21 of the Fourth Quarter T-9 N, R-6 W, Berlin Township, Holmes County, Ohio.

Note: Lot 4 is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

Lot 4 has access by and is subject to a 60 foot common access easement for the purpose of ingress, egress and general utilities, and further described as follows:

Being a part of Lot 33 of the Third Quarter, T-9 N, R-5 W, and a part of Lot 21 of the Fourth Quarter, T-9 N, R-6 W, Berlin Township, Holmes County, Ohio.

Commencing at a 5/8 inch rebar found marking the southwest corner of said Lot 33, thence S 88 degrees 36' 11" E 1319.69 feet along the Clark Township line and along the lot line to a 5/8 inch rebar found, thence N 01 degree 00' 54" E 617.99 feet along the east line of Lot 1 of Steam Show Subdivision (Plat vol. 2 page 524) and along Maynard M. Miller and Laura V. Miller's (O.R. 244 page 1620) east line to a point the TRUE POINT OF BEGINNING.

Thence with the following THREE (3) COURSES along the centerline of said 60 foot common access easement:

- 1) N 73 degrees 01' 46" W 245.26 feet through the lands of said Miller and through Lot 1 of Steam Show Subdivision and passing into Lot 2 of Swiss Family Subdivision (Plat vol. 19 page 3616) and through the lands of Eric A. Guggisberg, Co-Trustee and Julia A. Guggisberg, Co-Trustee (O.R. 280 page 1979) to a point;
- 2) N 89 degrees 31' 00" W 1217.83 feet (passing into Lot 21, Fourth Quarter) through the lands of said Guggisberg and through Lot 2 of Swiss Family Subdivision to a point;
- 3) S 65 degrees 12' 16" W 250.74 feet through the lands of said Guggisberg and through Lot 2 of Swiss Family Subdivision to a point in the center of S.R. 557 and THERE ENDS.

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 5475 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
May 31, 2024



Donald C. Baker P.S. 6938



PPN: 0100387010

FILE DESCRIPTION

Holmes County Map Office
1/14/2025