

Description – Lot 1

Being Lot 1 of Clark Township Subdivision No. 10 recorded in Plat Book 2 Page 637, of the Holmes County Plat Records.

Lot 1 contains 3.119 acres, but is subject to all highways and easements of record.

Clark Township Subdivision No. 10 is situated in the northwest quarter of Section 15, Clark Township, T-8 N, R-4 W, Holmes County, Ohio.

Note: Lot 1 is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

Note: Lot 1 has access by and is subject to a 50 foot common access easement for the purpose of ingress, egress, and general utilities, and further described as follows:

Being part of the northwest quarter of Section 15, T-8 N, R-4 W, Clark Township, Holmes County, Ohio, also known as part of the lands conveyed to David L. Troyer and Alma Troyer in Deed vol. 263 page 772, and part of the lands conveyed unto Edward J. Troyer and Leanna Troyer in Deed vol. 260 page 27 and Official Record vol. 180 page 2892, PN 0200567000, PN 0200567001 and PN 0200567002.

Commencing at a 5/8 inch rebar found marking the northeast corner of the northwest quarter of Section 15, thence N 88 degrees 19' 53" W 1682.76 feet along the section line to a stone found, thence S 01 degree 32' 18" W 1542.60 feet along Levi A. Yoder and Doris A. Yoder's (O.R. 248 page 6487) east line to a point in the center of T.R. 165, thence S 71 degrees 58' 27" E 26.07 feet along the centerline of T.R. 165 to a point the TRUE POINT OF BEGINNING.

thence N 01 degrees 32' 18" E 682.57 feet along the centerline of a 50 foot common access easement to a point 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).

This survey made and description prepared by Donald C. Baker, P.S. 6938. November 16, 2022



Donald C. Baker P.S. 6938



Parcel Number: 0200567006

FILE DESCRIPTION
Holmes County Map Office
3/2/2023