

Description - Lot 1

Being Lot 1 of Hardy Township Subdivision No. 1 recorded in Plat Book 19 Page 4075, of the Holmes County Plat Records.

Lot 1 contains 2.764 acres, but is subject to all highways and easements of record.

Hardy Township Subdivision No. 1 is situated in the southwest quarter of Section 21, Hardy Township, T-9 N, R-7 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 a 50 foot easement for the purpose of ingress, egress and utilities, and further described as follows:

Being a part of the southwest quarter of Section 21, Hardy Township, T-9 N, R-7 W, Holmes County, Ohio, also known as a part of the lands conveyed to Darrell W. Hood, Roberta Hood Myers, Karen L. Morello and Robyn Harford in Official Record vol. 117 page 338, PN 0600330000 and PN 0600330002.

Commencing at a 5/8 inch rebar found on the Mechanic Township line marking the southwest corner of the southwest quarter of Section 21, thence S 88 degrees 34' 50" E 1329.90 feet along the Mechanic Township line and along the section line to an iron pin set, thence N 01 degrees 02' 57" E 1865.78 feet along Breacole L. McVicker (O.R. 180 page 1729), Bryan J. Phillips and Jeri L. Phillips (O.R. 180 page 1733), Brandon L. McVicker (O.R. 180 page 1741 and O.R. 250 page 6687) and Chad A. Harford and Robyn L. (Hood) Harford's (O.R. 2 page 274 and O.R. 67 page 26) west line to a 5/8 inch rebar found, thence N 70 degrees 18' 00" E 397.89 feet along said Harford's north line to a point in T.R. 306 and on Mark Dickman and Susan D. Dickman's (O.R. 40 page 183) south line, thence N 72 degrees 39' 43" W 121.25 feet along T.R. 306 and along said Dickman's south line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES along the centerline of said 50 foot easement:

- 1) S 76 degrees 26' 31" W 210.08 feet through the lands of said Hood, Myers, Morello and Harford to a point;
- 2) S 49 degrees 52' 21" W 80.59 feet through the lands of said Hood, Myers, Morello and Harford to a point;
- 3) S 33 degrees 41' 52" W 230.51 feet through the lands of said Hood, Myers, Morello and Harford to a point;
- 4) S 37 degrees 25' 27" W 249.11 feet through the lands of said Hood, Myers, Morello and Harford to a point;

- 5) S 14 degrees 50' 33" W 100.88 feet through the lands of said Hood, Myers, Morello and Harford to a point;
- 6) S 36 degrees 54' 46" W 105.43 feet through the lands of said Hood, Myers, Morello and Harford to an iron pin set;
- 7) S 28 degrees 21' 28" W 23.40 feet through the lands of said Hood, Myers, Morello and Harford to a point and THERE ENDS.

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

This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
January 27, 2020



Aaron L. Gerber P.S. 8379



Parcel Number: 0600330003

FILE DESCRIPTION
Holmes County Map Office
6/1/2020