

Description - Lot 1

Being Lot 1 of Hardy Township Subdivision No. 4 recorded in Plat Book 2
Page 613, of the Holmes County Plat Records.

Lot 1 contains 3.443 acres, but is subject to all highways and easements of record.

Hardy Township Subdivision No. 4 is situated in the northwest and southwest quarters 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 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 a part of the southwest quarter of Section 21, Hardy Township, T-9 N, R-7 W, Holmes County, Ohio, also known as part of the lands conveyed to Robert G. McVicker, Jr. and Patricia L. McVicker in Deed vol. 213 page 665, Deed vol. 218 page 219 and Deed vol. 253 page 630, PN 0600466000 and PN 0600468000 and part of the lands conveyed to Ronald L. Starner and Paula L. Starner in Deed vol. 262 page 610, PN 0600466001.

Commencing at a 5/8 inch rebar found marking the northwest corner of the southwest quarter of Section 21, thence S 88 degrees 22' 43" E 628.02 feet along the quarter section line to a point the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES along the centerline of a 50 foot common access easement:

- 1) S 01 degrees 37' 17" W 60.22 feet through the lands of said Starner to a point;
- 2) S 57 degrees 05' 57" E 128.42 feet through the lands of said Starner to a point;
- 3) S 50 degrees 12' 55" E 90.04 feet through the lands of said Starner to a point;
- 4) S 66 degrees 05' 40" E 109.12 feet through the lands of said Starner to a point;
- 5) S 19 degrees 27' 48" E 106.03 feet through the lands of said Starner to a point;
- 6) S 04 degrees 57' 42" E 212.51 feet through the lands of said Starner and said McVicker to a point in the center of T.R. 306 and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83.

This survey made and description prepared by Donald C. Baker, P.S. 6938.
September 10, 2020

Donald C. Baker P.S. 6938



Parcel Number: 0600466002

FILE DESCRIPTION
Holmes County Map Office
2/12/2021