

Description – Lot 1

Being Lot 1 of Killbuck Township Subdivision No. 4 recorded in Plat Book 19
Page 5102, of the Holmes County Plat Records.

Lot 1 contains 1.000 acres, but is subject to all easements of record.

Killbuck Township Subdivision No. 4 is situated in the southeast quarter of Section 4, Killbuck Township, T-8 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 general utilities, and further described as follows:

Being part of the southeast quarter of Section 4, T-8 N, R-7 W, Killbuck Township, Holmes County, Ohio, also known as part of the lands conveyed to Norman M. Shetler and Carole A. Shetler in Official Record vol. 280 page 3729, PN 0800435004.

Commencing at a 5/8 inch rebar found in T.R. 92 marking the northwest corner of the southeast quarter of Section 4, thence S 87 degrees 03' 45" E 1335.27 feet along the quarter section line and partly along T.R. 92 to a 5/8 inch rebar found, thence S 01 degrees 53' 36" W 910.66 feet along David M. Troyer and Fannie Troyer's (O.R. 251 page 4052) east line to a 5/8 inch rebar found, thence S 88 degrees 26' 17" E 1000.28 feet along Jason L. Miller's (O.R. 250 page 1790) north line to a point in the center of T.R. 91, thence N 11 degrees 10' 03" E 25.36 feet along the centerline of T.R. 91 to a point the TRUE POINT OF BEGINNING.


thence with the following TWO (2) COURSES along the centerline of a 50 foot easement:

- 1) N 88 degrees 26' 17" W 489.80 feet through the lands of said Shetler to a point;
- 2) N 01 degrees 33' 43" E 190.63 feet through the lands of said Shetler to a point 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, 2011 Adjustment.

This survey made and description prepared by Donald C. Baker, P.S. 6938.
July 21, 2023


Donald C. Baker P.S. 6938



Parcel Number: 0800435006

FILE DESCRIPTION
Holmes County Map Office
9/14/2023