

Description – Lot 1

Being Lot 1 of Knox Township Subdivision No. 5 recorded in Plat Book 19 Page 5452, of the Holmes County Plat Records.

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

Knox Township Subdivision No. 5 is situated in the northwest quarter of Section 20, T-17 N, R-14 W, Knox Township, 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 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 20, T-17 N, R-14 W, Knox Township, Holmes County, Ohio, also known as part of the lands conveyed to William Piteo and Robin Gale Piteo in Official Record vol. 287 page 1378, PN 1100376001.

Commencing at a stone found on the Monroe Township line marking the southeast corner of the northwest quarter of Section 20, thence N 89 degrees 29' 45" W 1338.08 feet along the quarter section line to a point, thence N 06 degrees 05' 09" E 678.77 feet along Scott Dye, Co-Trustee, Ryan Dye, Co-Trustee, and Travis Dye, Co-Trustee's (O.R. 278 page 6677) east line to a 5/8 inch rebar found, thence N 88 degrees 15' 32" W 164.80 feet along said Dye's north line to a 5/8 inch rebar found, thence N 01 degree 02' 02" W 914.03 feet along said Dye's east line to a point in the center of S.R. 39 & S.R. 60, thence S 69 degrees 25' 25" E 26.89 feet along the centerline of S.R. 39 & S.R. 60 to a point the TRUE POINT OF BEGINNING.

thence S 01 degree 02' 02" E 219.41 feet along the centerline of a 50 foot common access easement and through the lands of said Piteo to a point on the north line of the above described Lot 1 and THERE ENDS.

The Grantor reserves unto themselves, their heirs and assigns, the right to use the above described 50 foot common access easement.

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. February 23, 2024

Donald C. Baker P.S. 6938

PPN: 1100376009



FILE DESCRIPTION
Holmes County Map Office
12/13/2024