

Description - Lot 1

Being Lot 1 of Paint Township Subdivision No. 7 recorded in Plat Book 19
Page 4350 , of the Holmes County Plat Records.

Lot 1 contains 7.516 acres, but is subject to all easements of record.

Paint Township Subdivision No. 7 is situated in Fractional Section 3, T-14 N, R-11 W, and in Lot 3, Second Quarter, and in Lot 40, Third Quarter, T-10 N, R-4 W, Paint Township, Holmes County, Ohio.

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

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

Being a part of Fractional Section 3, Paint Township, T-14 N, R-11 W, Holmes County, Ohio, also known as part of the lands conveyed to Merle Beachy, Firman Miller, Noah Miller and Ronald L. Scheufler in Official Record vol. 275 page 3406, PN 1500153001.

Commencing at a R.R. spike found on the Greenville Treaty line and in C.R. 186 marking the southeast corner of Fractional Section 3, thence S 81 degrees 14' 48" W 2018.17 feet along the Greenville Treaty line and along the section line to a point, thence N 00 degrees 47' 19" E 696.35 feet along Harry M. Miller and Mary M. Miller's (D.V. 193 page 588, D.V. 243 page 753 and D.V. 243 page 757) east line to a 5/8 inch rebar found, thence S 80 degrees 45' 18" W 69.62 feet along said Miller's north line to a 5/8 inch rebar found, thence N 00 degrees 55' 35" W 1442.98 feet along Christopher P. Miller, Jewel M. Miller, Philip A. Miller and Ruth A. Miller's (O.R. 275 page 963) east line and along Reuben E. Troyer's (O.R. 275 page 1323) east line to a point in the center of T.R. 670, thence N 86 degrees 34' 45" E 25.025 feet along the centerline of T.R. 670 to a point the TRUE POINT OF BEGINNING.

thence with the following THREE (3) COURSES along the centerline of a 50 foot common access easement:

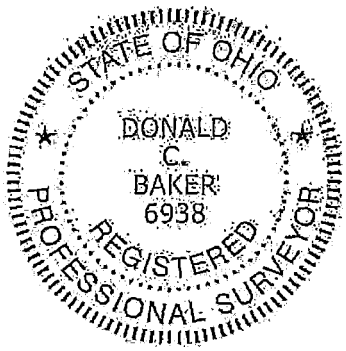
- 1) S 00 degrees 55' 35" E 552.85 feet through the lands of said Beachy, Miller, Miller and Scheufler to a point;
- 2) N 89 degrees 21' 32" E 28.17 feet through the lands of said Beachy, Miller, Miller and Scheufler to a point;
- 3) S 01 degrees 53' 28" E 418.98 feet through the lands of said Beachy, Miller, Miller and Scheufler 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.

This survey made and description prepared by Donald C. Baker, P.S. 6938.
December 17, 2020



Donald C. Baker P.S. 6938



Parcel Number: 1500153012

FILE DESCRIPTION
Holmes County Map Office
3/31/2021

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