

Description - Lot 1

Being Lot 1 of Paint Township Subdivision No. 9 recorded in Plat Book 19
Page 4366, of the Holmes County Plat Records.

Lot 1 contains 5.000 acres, but is subject to all highways and easements of record.

Paint Township Subdivision No. 9 is situated in Fractional Section 3, Paint Township, T-14 N, R-11 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 Fractional Section 3, Paint Township, T-14 N, R-11 W, Holmes County, Ohio, also known as part of the lands conveyed to Reuben A. Hershberger and Rosanna J. Hershberger in Official Record vol. 275 page 2361, PN 1500153002.


Commencing at a 5/8 inch rebar found marking the northwest corner of the Fractional Section 3, thence S 89 degrees 36' 29" E 2061.80 feet along the section line to a 5/8 inch rebar found, thence S 00 degrees 14' 41" E 1376.93 feet along Kathy D. Schneider, Trustee's (O.R. 204 page 2945 and O.R. 263 page 2779) east line to a point in the center of T.R. 670, thence N 85 degrees 36' 33" E 358.88 feet along the centerline of T.R. 670 to a mag nail found, thence N 81 degrees 54' 36" E 98.12 feet along the centerline of T.R. 670 to a R.R. spike found, thence N 75 degrees 29' 37" E 48.21 feet along the centerline of T.R. 670 to a point the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES along the centerline of a 50 foot common access easement:

- 1) S 28 degrees 03' 50" W 115.70 feet through the lands of said Hershberger to a point;
- 2) S 51 degrees 33' 55" W 203.87 feet through the lands of said Hershberger to a point;
- 3) S 00 degrees 55' 22" E 104.89 feet through the lands of said Hershberger to a point;
- 4) S 19 degrees 15' 32" E 410.30 feet through the lands of said Hershberger to a point;
- 5) S 05 degrees 08' 24" W 95.00 feet through the lands of said Hershberger 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,
February 9, 2021


Donald C. Baker P.S. 6938



Parcel Number: 1500153016

FILE DESCRIPTION
Holmes County Map Office
4/12/2021