

Description – Lot 3

Being Lot 3 of Karen's Valley View Estates Subdivision Replat No. 1 recorded in Plat Book 19 Page 4969 , of the Holmes County Plat Records.

Lot 3 contains 4.501 acres, but is subject to all highways and easements of record.

Karen's Valley View Estates Subdivision Replat No. 1 is situated in the northeast quarter of Section 32, Ripley Township, T-18 N, R-14 W, Holmes County, Ohio.

Note: Lot 3 is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

Note: Lot 3 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 northeast quarter of Section 32, Ripley Township, T-18 N, R-14 W, Holmes County, Ohio, also known as part of the lands conveyed to Joseph M. Wachtel, Carol J. Wachtel, Jeremy A. Wachtel, and Amber N. Wachtel in Official Record vol. 268 page 2876, PN 2300373004.

Commencing at a 5/8 inch rebar found at the intersection of T.R. 511 and C.R. 373 marking the northwest corner of the northeast quarter of Section 32, thence N 89 degrees 02' 21" E 745.56 feet along the section line and along C.R. 373 to a point the TRUE POINT OF BEGINNING.

thence S 01 degree 42' 15" E 939.06 feet along the centerline of a 50 foot common access easement and through the lands of said Wachtel to a point on the north line of said Lot 3 and THERE ENDS.

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, December 1, 2022


Donald C. Baker P.S. 6938



Parcel Number: 2300373008

FILE DESCRIPTION
Holmes County Map Office
4/10/2023