

### Description – Lot 1

Being Lot 1 of Ripley Township Subdivision No. 2 recorded in Plat Book 19 Page 4077, of the Holmes County Plat Records.

Lot 1 contains 1.500 acres, but is subject to all highways and easements of record.

Ripley Township Subdivision No. 2 is situated in the southwest quarter of Section 28, Ripley Township, T-18 N, R-14 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 a part of the southwest quarter of Section 28, Ripley Township, T-18 N, R-14 W, Holmes County, Ohio, also known as part of the lands conveyed to Steven J. Hutchison, trustee in Official Record vol. 236 page 1717, PN 2300430005.

Commencing at a 5/8 inch rebar found marking the northeast corner of the southwest quarter of Section 28, thence S 03 degrees 31' 51" W 1076.25 feet along the quarter section line to a 5/8 inch rebar found, thence N 87 degrees 08' 46" W 848.13 feet along Richard L. Wallace, Alicia R. Wallace, Spenser L. Wallace and Courtney R. Wallace's (O.R. 269 page 4084) north line to a 5/8 inch rebar found, thence S 06 degrees 53' 50" W 593.24 feet along said Wallace's west line to a point, thence N 86 degrees 10' 45" W 25.035 feet through the lands of said Hutchison to a point the TRUE POINT OF BEGINNING.

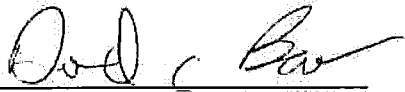
thence with the following SIX (6) COURSES along the centerline of said 50 foot easement:

- 1) S 06 degrees 53' 50" W 255.60 feet through the lands of said Hutchison to a point;
- 2) S 24 degrees 05' 25" W 190.73 feet through the lands of said Hutchison to a point;
- 3) S 64 degrees 54' 59" E 151.52 feet through the lands of said Hutchison to a point;
- 4) S 25 degrees 05' 01" W 121.78 feet through the lands of said Hutchison to a point;
- 5) S 65 degrees 56' 15" W 109.03 feet through the lands of said Hutchison to a point;

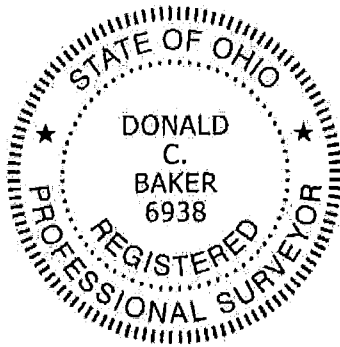
6) S 35 degrees 36' 44" W 140.67 feet through the lands of said Hutchison to a point in the center of C.R. 330 and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938".  
Basis of bearings from Plat vol. 15 page 31.

This survey made and description prepared by Donald C. Baker, P.S. 6938,  
March 16, 2020



Donald C. Baker P.S. 6938



Parcel Number: 2300430009

**FILE DESCRIPTION**  
Holmes County Map Office  
6/2/2020

2 of 2