

Description - Lot 4

Being Lot 4 of Seren Valley Allotment No. 1 Replat No. 1 recorded in Plat Book
19 Page 4826, of the Holmes County Plat Records.

Lot 4 contains 2.136 acres, but is subject to all highways and easements of record.

Seren Valley Allotment No. 1 Replat No. 1 is situated in the northwest and southwest quarters of Section 8, Salt Creek Township, T-14 N, R-12 W, Holmes County, Ohio.

Note: Lot 4 is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

Note: Lot 4 has access by a 50 foot common access easement for the purpose of ingress, egress and general utilities, further described as follows:

Being part of the northwest and southwest quarters of Section 8, Salt Creek Township, T-14 N, R-12 W, Holmes County, Ohio, also known as part of the lands conveyed to James A. Feikert in Deed vol. 172 page 306 and Deed vol. 245 page 154, PN 2400059000 and PN 2400057000.


Commencing at a stone found marking the southwest corner of the northwest quarter of Section 8, thence N 00 degrees 01' 20" W 226.85 feet along the section line to an iron pin set, thence N 89 degrees 58' 40" E 519.72 feet through the lands of said Feikert and along the north line of Lot 4 to a 5/8 inch rebar found, thence S 74 degrees 53' 33" E 25.00 feet through the lands of said Feikert to a point the TRUE POINT OF BEGINNING.

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

- 1) S 15 degrees 06' 27" W 172.44 feet along through the lands of said Feikert to a point;
- 2) S 13 degrees 04' 50" W 86.06 feet (passing into the southwest quarter of Section 8) through the lands of said Feikert to a point;
- 3) S 04 degrees 27' 33" E 161.44 feet through the lands of said Feikert to a point in the center of T.R. 605 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.
June 20, 2022


Donald C. Baker P.S. 6938



Parcel Number: 2400059003

FILE DESCRIPTION
Holmes County Map Office
10/11/2022