

Description – Lot 1

Being Lot 1 of Walnut Creek Township Subdivision No. 2 recorded in Plat Book 19 Page 4114, of the Holmes County Plat Records.

Lot 1 contains 3.691 acres, but is subject to all highways and easements of record.

Walnut Creek Township Subdivision No. 2 is situated in the southeast quarter of Section 14 and northeast quarter of Section 17, Walnut Creek Township, T-9 N, R-4 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 southeast and southwest quarters of Section 14 and northeast and northwest quarters of Section 17, Walnut Creek Township, T-9 N, R-4 W, Holmes County, Ohio, also known as part of the lands conveyed to Curtis W. Hershberger and Evan M. Hershberger in Official Record vol. 260 page 4825 and Curtis W. Hershberger in Official Record vol. 252 page 6790 and Craig E. Hershberger and Deborah R. Hershberger in Official Record vol. 108 page 334, PN 2600180000, PN 2600183000, PN 2600180001 and PN 2600183001.

Commencing at a 5/8 inch rebar found marking the southwest corner of the southeast quarter of Section 14, thence S 87 degrees 36' 33" E 455.92 feet along the section line to a point on the west line of said Lot 1, thence N 18 degrees 36' 56" E 20.75 feet along the west line of said Lot 1 to a point the TRUE POINT OF BEGINNING.


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

- 1) N 88 degrees 38' 56" W 225.54 feet through the lands of said Curtis W. Hershberger and Evan M. Hershberger to a point;
- 2) S 86 degrees 14' 31" W 147.80 feet through the lands of said Curtis W. Hershberger and Evan M. Hershberger to a point on the section line;
- 3) N 87 degrees 36' 33" W 89.26 feet along the section line to a 5/8 inch rebar found marking the southwest corner of the southeast quarter of Section 14;
- 4) N 88 degrees 41' 34" W 226.65 feet (passing into the southwest quarter of Section 14) along the section line to a 5/8 inch rebar found;
- 5) N 54 degrees 52' 34" W 77.52 feet along said Curtis W. Hershberger's north line to a 5/8 inch rebar found;

- 6) N 84 degrees 47' 47" W 94.16 feet along said Curtis W. Hershberger's north line to a point in the center of C.R. 172 and THERE ENDS, witnessed by a 5/8 inch rebar found S 84 degrees 47' 47" E 35.38 feet.

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.

This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
March 16, 2020



Aaron L. Gerber P.S. 8379



Parcel Number: 2600183002

FILE DESCRIPTION
Holmes County Map Office
7/14/2020

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