

Description – Lot 1

Being Lot 1 of Heritage Maple Springs Farm Subdivision recorded in Plat Book 19 Page 5348, of the Holmes County Plat Records.

Lot 1 contains 12.500 acres in the southwest quarter of Section 4, but is subject to all highways and easements of record.

Heritage Maple Springs Farm Subdivision is situated in the southwest quarter of Section 4 and the southeast quarter of Section 5, T-9 N, R-4 W, Walnut Creek Township, 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 part of the southwest quarter of Section 4, T-9 N, R-4 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Debbie K. Lones in Official Record vol. 252 page 6369, PN 2600435003.


Commencing at a 5/8 inch rebar found marking the southwest corner of the southwest quarter of Section 4, thence N 01 degree 25' 03" E 786.10 feet along the section line to a point in the center of C.R. 168, thence S 64 degrees 44' 18" E 266.41 feet along the centerline of C.R. 168 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) N 27 degrees 10' 23" E 90.85 feet through the lands of said Lones to a point;
- 2) N 50 degrees 37' 57" E 216.18 feet through the lands of said Lones to a point;
- 3) N 01 degree 50' 06" E 189.93 feet through the lands of said Lones to a point;
- 4) N 40 degrees 39' 58" E 122.99 feet through the lands of said Lones to a point;
- 5) N 13 degrees 26' 36" E 240.35 feet through the lands of said Lones to a point on the south line of Lot 2 of said Heritage Maple Springs Farm Subdivision 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, 2011 Adjustment.

This survey made and description prepared by Donald C. Baker, P.S. 6938.
June 28, 2024


Donald C. Baker P.S. 6938



PPN: 2600435005

FILE DESCRIPTION
Holmes County Map Office
8/12/2024