

Description – Lot 1

Being Lot 1 of Walnut Creek Township Subdivision No. 9 recorded in Plat Book
19 Page 5342, of the Holmes County Plat Records.

Lot 1 contains 4.402 acres, but is subject to all highways and easements of record.

Walnut Creek Township Subdivision No. 9 is situated in Lot 4, Third Quarter, T-9 N, R-5 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 Lot 4, Third Quarter, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Der Busch, Ltd. in Official Record vol. 206 page 3050, PN 2600534000.

Commencing at a stone found marking the northeast corner of Lot 4, thence S 00 degrees 55' 32" W 337.48 feet along the lot line to a point in C.R. 135, thence N 72 degrees 09' 24" W 362.275 feet along the centerline of C.R. 135 to a point the TRUE POINT OF BEGINNING.

thence with the following TWO (2) COURSES along the centerline of a 50 foot common access easement:

- 1) S 16 degrees 26' 07" W 361.63 feet through the lands of said Der Busch, Ltd. to a point;
- 2) S 01 degree 05' 35" W 333.43 feet through the lands of said Der Busch, Ltd. to a point on the north line of Lot 2 of Walnut Creek Township Subdivision No. 9 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.
February 5, 2024


Donald C. Baker P.S. 6938



PPN: 2600534006

FILE DESCRIPTION
Holmes County Map Office
8/5/2024