

**Description – Lot 3**

Being Lot 3 of Idyl Oak Farms Subdivision recorded in Plat Book 2 Page 656, of the Holmes County Plat Records.

Lot 3 contains 26.292 acres, but is subject to all highways and easements of record. Containing 21.496 acres in the northeast quarter of Section 28 and 4.796 acres in the northwest quarter of Section 28.

Idyl Oak Farms Subdivision is situated in the northeast quarter and northwest quarter of Section 28, Washington Township, T-20 N, R-15 W, Holmes County, Ohio.

Note: Lot 3 is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

Note: Lot 3 has access by a 50 foot easement for the purpose of ingress, egress, and general utilities, further described as follows:

Being a part of the northeast quarter of Section 28, Washington Township, T-20 N, R-15 W, Holmes County, Ohio, also known as part of the lands conveyed to Johnny A. Miller and Cinda Miller in Official Record vol. 236 page 1955, PN 2700291000.

Commencing at a R.R. spike found in T.R. 461 marking the northeast corner of the northeast quarter of Section 28, thence S 00 degrees 53' 37" E 568.01 feet along the section line and along T.R. 461 to a point the TRUE POINT OF BEGINNING.

thence S 89 degrees 33' 51" W 1000.00 feet along the centerline of a 50 foot easement and through the lands of said Miller to a point on the east line of the above described Lot 3 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 Aaron L. Gerber, P.S. 8379.  
July 26, 2023

Aaron L. Gerber P.S. 8379



Parcel Number: 2700291004

**FILE DESCRIPTION**  
Holmes County Map Office  
3/4/2024