

Description – Lot 1

Being Lot 1 of Washington Township Subdivision No. 5 recorded in Plat Book 19
Page 5292, of the Holmes County Plat Records.

Lot 1 contains 2.100 acres, but is subject to all highways and easements of record.

Washington Township Subdivision No. 5 is situated in the northwest quarter of Section 25, T-20 N, R-15 W, Washington 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 a 50 foot common access easement for the purpose of ingress, egress, and general utilities, and further described as follows:

Being part of the northwest quarter of Section 25, T-20 N, R-15 W, Washington Township, Holmes County, Ohio, also known as part of the lands conveyed to Roy A. Leid in Official Record vol. 286 page 6649, PN 2800171005.

Commencing at a 5/8 inch rebar found marking the southeast corner of the northwest quarter of Section 25, thence N 00 degrees 20' 31" W 680.34 feet along the quarter section line to a 5/8 inch rebar found, thence N 64 degrees 18' 52" W 550.93 feet along Zebulon J. Hall and Danielle R. Hall's (O.R. 283 page 1624) north line to a point in the center of S.R. 226, thence N 32 degrees 13' 53" E 74.16 feet along the centerline of S.R. 226 to a point the TRUE POINT OF BEGINNING.

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

- 1) S 64 degrees 18' 52" E 55.36 feet through the lands of said Leid to a point;
- 2) N 32 degrees 13' 53" E 48.24 feet through the lands of said Leid to a point;
- 3) N 32 degrees 55' 37" E 83.36 feet through the lands of said Leid to a point on the south line of above described Lot 1 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.
March 28, 2024

Donald C. Baker P.S. 6938



Parcel Number: 2800171006

FILE DESCRIPTION
Holmes County Map Office
6/4/2024