

Description – Lot 1

Being Lot 1 of Hardy Township Subdivision No. 2 recorded in Plat Book 2 Page 603, of the Holmes County Plat Records.

Lot 1 contains 24.169 acres, but is subject to all highways and easements of record.

Hardy Township Subdivision No. 2 is situated in Lots 1 and 4, Fourth Quarter, Prairie Township, T-10 N, R-7 W and in Lots 1 and 2, First Quarter, Hardy Township, T-9 N, R-7 W, Holmes County, Ohio.

Note: Lot 1 is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

Note: Adjoining Lot 1A must always transfer with Lot 1.

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 Lot 1, First Quarter, Hardy Township, T-9 N, R-7 W, Holmes County, Ohio, also known as part of the lands conveyed to Holmes County Board of Commissioners in Official Record vol. 267 page 6672, PN 0600930001.

Commencing at a R.R. spike set marking the northeast corner of Lot 1, thence S 01 degrees 23' 44" W 258.13 feet along the lot line and along T.R. 326 to a mag nail set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES along the centerline of said 50 foot easement:

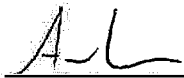
- 1) N 77 degrees 03' 36" W 514.50 feet through the lands of said Holmes County Board of Commissioners to an iron pin set;
- 2) S 87 degrees 57' 59" W 340.00 feet through the lands of said Holmes County Board of Commissioners to an iron pin set;
- 3) S 77 degrees 42' 54" W 325.00 feet through the lands of said Holmes County Board of Commissioners to an iron pin set;
- 4) N 70 degrees 47' 43" W 200.00 feet through the lands of said Holmes County Board of Commissioners to an iron pin set 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.

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

April 27, 2020



Aaron L. Gerber P.S. 8379



Parcel Number: 0600930002

FILE DESCRIPTION
Holmes County Map Office
9/14/2020