

Description – Lot 2

Being Lot 2 of Killbuck Township Subdivision No. 1 recorded in Plat Book 2
Page 619, of the Holmes County Plat Records.

Lot 2 contains 17.149 acres, but is subject to all highways and easements of record.

Killbuck Township Subdivision No. 1 is situated in the southeast quarter of Section 16, Killbuck Township, T-8 N, R-7 W, Holmes County, Ohio.

Note: Lot 2 is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

Note: Lot 2 has access by a 50 foot common access easement for the purpose of ingress, egress and general utilities, and further described as follows:

Being a part of the southeast quarter of Section 16, Killbuck Township, T-8 N, R-7 W, Holmes County, Ohio, also known as a part of the lands conveyed to Baker Land Company, LLC in Deed vol. 270 page 333, PN 0800236000.

Commencing at a point in S.R. 60 marking the northwest corner of the southeast quarter of Section 16, thence S 88 degrees 45' 08" E 1274.60 feet along the quarter section line to a stone found, thence S 01 degrees 39' 23" W 768.15 feet along Lonnie W. Hershberger and Jann L. Hershberger's (D.V. 278 page 7) west line to a 5/8 inch rebar found, thence S 01 degrees 34' 04" W 1442.10 feet along said Hershberger's west line and along William J. Baker and Robert I. Baker's (O.R. 192 page 3316) west line to a 5/8 inch rebar found, thence N 87 degrees 30' 15" W 975.17 feet along said Baker's north line to a point in S.R. 60 and on RLH Land Company, LLC's (O.R. 259 page 6555) east line, thence along a curve to the right having a delta angle of 05 degrees 30' 50", R-2914.22 feet, T-140.33 feet, Ch. Brg.-N 01 degrees 49' 15" E, Ch.-280.34 feet along said RLH Land Company, LLC's east line and along S.R. 60 an arc distance of 280.45 feet to a point, thence N 04 degrees 36' 09" E 491.63 feet along said RLH Land Company, LLC's east line and along S.R. 60 to a point, thence along a curve to the left having a delta angle of 00 degrees 06' 50", R-1959.36 feet, T-1.95 feet, Ch. Brg.-N 04 degrees 31' 50" E, Ch.-3.90 feet along said RLH Land Company, LLC's east line and along S.R. 60 an arc distance of 3.90 feet to a point the TRUE POINT OF BEGINNING.

thence N 89 degrees 48' 07" E 500.00 feet along the centerline of said 50 foot common access easement and through the lands of said Baker Land Company, LLC to a point 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.
February 18, 2021



Aaron L. Gerber P.S. 8379



Parcel Number: 0800236002

FILE DESCRIPTION
Holmes County Map Office
4/16/2021