

Description - Lot 2

Being Lot 2 of Peabody-Kent Subdivision Replat No. 1 recorded in Plat Book
19 Page 4843, of the Holmes County Plat Records.

Lot 2 contains 1.130 acres, but is subject to all highways and easements of record.

Peabody-Kent Subdivision Replat No. 1 is situated in Lot 11, Fourth Quarter, Paint Township, T-10 N, R-5 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 an existing 50 foot easement for the purpose of ingress, egress and general utilities, recorded in Plat vol. 18 page 96. Said existing easement has been resurveyed and is further described as follows:

Being part of Lot 11, Fourth Quarter, Paint Township, T-10 N, R-5 W, Holmes County, Ohio, also known as part of the lands conveyed to Joseph E. Troyer and Emily Elaine Troyer in Official Record vol. 187 page 1990, and Official Record vol. 251 page 2560, PN 1500548001.

Commencing at a stone found marking the southeast corner of Lot 11, thence N 02 degrees 19' 36" E 1203.34 feet along the lot line to a 5/8 inch rebar found, thence N 89 degrees 09' 46" W 414.15 feet along the south line of said Lot 2 to a 5/8 inch rebar found, thence N 02 degrees 19' 36" E 25.06 feet along the west line of said Lot 2 to a point the TRUE POINT OF BEGINNING.

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

- 1) S 85 degrees 56' 00" W 325.35 feet through the lands of said Troyer to a point;
- 2) N 89 degrees 16' 57" W 64.59 feet through the lands of said Troyer to a point in the center of T.R. 666 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.
June 9, 2022


Donald C. Baker P.S. 6938



Parcel Number: 1500548006

FILE DESCRIPTION
Holmes County Map Office
10/28/2022