

### Description - Lot 1

Being Lot 1 of Ripley Township Subdivision No. 4 recorded in Plat Book 19  
Page 4678 of the Holmes County Plat Records.

Lot 1 contains 7.725 acres, but is subject to all highways and easements of record.

Ripley Township Subdivision No. 4 is situated in the northeast quarter of Section 7, Ripley Township, T-17 N, R-14 W, 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 a part of the northeast quarter of Section 7, Ripley Township, T-17 N, R-14 W, Holmes County, Ohio, also known as part of the lands conveyed to Karen J. Lang, trustee in Official Record vol. 68 page 760 and Official Record vol. 208 page 549, PN 2300327000.

Commencing at a 5/8 inch rebar found at the intersection of T.R. 501 and T.R. 506 marking the southeast corner of the northeast quarter of Section 7, thence N 87 degrees 40' 30" W 1208.81 feet along the quarter section line and along T.R. 506 to a point in the center of S.R. 514, thence N 38 degrees 33' 37" E 162.34 feet along the centerline of S.R. 514 to a point the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES along the centerline of a 50 foot common access easement:

- 1) N 56 degrees 24' 28" W 165.12 feet through the lands of said Lang to a point;
- 2) N 75 degrees 17' 55" W 97.18 feet through the lands of said Lang to a point;
- 3) S 82 degrees 37' 25" W 109.92 feet through the lands of said Lang to a point;
- 4) S 65 degrees 39' 28" W 207.73 feet through the lands of said Lang to a point;
- 5) N 08 degrees 02' 13" W 419.95 feet through the lands of said Lang to a point on the south line of said Lot 1 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 Plat vol. 19 page 2472.

This survey made and description prepared by Donald C. Baker, P.S. 6938.

June 17, 2021

Revised January 20, 2022



Donald C. Baker P.S. 6938



Parcel Number: 2300327008

#### FILE DESCRIPTION

Holmes County Map Office  
4/21/2022