

Description - Lot 1

Being Lot 1 of Ripley Township Subdivision No. 5 recorded in Plat Book 19
Page 4544, of the Holmes County Plat Records.

Lot 1 contains 1.500 acres, but is subject to all highways and easements of record.

Ripley Township Subdivision No. 5 is situated in the southwest quarter of Section 33, Ripley Township, T-18 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 southwest quarter of Section 33, Ripley Township, T-18 N, R-14 W, Holmes County, Ohio, also known as part of the lands conveyed to Carleen Farms, Ltd. in Official Record vol. 253 page 4390, PN 2300488000 and PN 2300488001.

Commencing at a 1/2 inch pipe found marking the southeast corner of the southwest quarter of Section 33, thence S 89 degrees 44' 30" W 1682.99 feet along the section line to a point in the center of S.R. 514, thence N 33 degrees 35' 45" E 452.26 feet along the centerline of S.R. 514 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 55 degrees 51' 37" E 298.03 feet through the lands of said Carleen Farms, Ltd. to a point;
- 2) N 89 degrees 12' 05" E 42.63 feet through the lands of said Carleen Farms, Ltd. to a point;
- 3) N 65 degrees 57' 19" E 253.77 feet through the lands of said Carleen Farms, Ltd. to a point on the west line of the aboved described Lot 1 of Ripley Township Subdivision No. 5 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.

This survey made and description prepared by Donald C. Baker, P.S. 6938.
July 27, 2021


Donald C. Baker P.S. 6938



Parcel Number: 2300488004

FILE DESCRIPTION
Holmes County Map Office
11/5/2021