

Description – Lot 1

Being Lot 1 of Walnut Creek Township Subdivision No. 6 recorded in Plat Book 19 Page 5048, of the Holmes County Plat Records.

Lot 1 contains 5.405 acres, but is subject to all highways and easements of record. Containing 4.392 acres in the northeast quarter of Section 5 and 1.013 acres in the southeast quarter of Section 5.

Walnut Creek Township Subdivision No. 6 is situated in the northeast and southeast quarters of Section 5, Walnut Creek Township, T-9 N, R-4 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 part of the northeast quarter of Section 5, Walnut Creek Township, T-9 N, R-4 W, Holmes County, Ohio, also known as part of the lands conveyed to Anthony J. Yoder and Julie E. Yoder in Official Record vol. 277 page 6402, PN 2600165007.

Commencing at a 3/4 inch rebar found marking the southeast quarter of the northeast quarter of Section 5, thence N 01 degree 08' 17" E 949.60 feet along the section line to a 5/8 inch rebar found, thence N 44 degrees 52' 20" W 235.42 feet along Marlin J. Chupp's (O.R. 257 page 4254) south line to a 5/8 inch rebar found, N 56 degrees 24' 32" W 733.11 feet along said Chupp's south line to a point in the center of T.R. 416, thence S 33 degrees 46' 11" W 25.00 feet along the centerline of T.R. 416 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 56 degrees 24' 32" E 730.66 feet through the lands of said Yoder to a point;
- 2) S 44 degrees 52' 20" E 157.85 feet through the lands of said Yoder to a point;
- 3) S 46 degrees 47' 27" W 111.49 feet through the lands of said Yoder to a point on the east line of said Lot 1 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. March 16, 2023


 Donald C. Baker P.S. 6938



Parcel Number: 2600165008

FILE DESCRIPTION
 Holmes County Map Office
 7/25/2023