

Description - Lot 1

Being Lot 1 of Walnut Creek Township Subdivision No. 4 recorded in Plat Book
19 Page 4697, of the Holmes County Plat Records.

Lot 1 contains 4.080 acres, but is subject to all highways and easements of record.

Walnut Creek Township Subdivision No. 4 is situated the northwest and southwest quarters of Section 15, 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 easement for the purpose of ingress, egress and general utilities and further described as follows:

Being part of the southwest quarter of Section 15, Walnut Creek Township, T-9 N, R-4 W, Holmes County, Ohio, also known as part of the lands conveyed to Andrew A. Yoder and Barbara Ann Yoder in Official Record vol. 173 page 2732, PN 2600996000.

Commencing at a stone found marking the southwest corner of the southwest quarter of Section 15, thence N 03 degrees 06' 24" E 1549.25 feet along the section line to a point in the center of T.R. 406, thence S 86 degrees 46' 41" E 296.95 feet along the centerline of T.R. 406 to a point the TRUE POINT OF BEGINNING.

thence N 04 degrees 36' 29" E 1000.00 feet along the centerline of a 50 foot easement and through the lands of said Yoder to a point on the south line of Lot 1 of Walnut Creek Township Subdivision No. 4 and THERE ENDS.

All iron pins set are 5/8 inch rebar with a plastic identification cap marked "Baker Surveying LLC".

Basis of bearings from Plat vol. 19 page 123.

This survey made and description prepared by Donald C. Baker, P.S. 6938.
December 22, 2021



Donald C. Baker P.S. 6938



Parcel Number: 2600996011

FILE DESCRIPTION
Holmes County Map Office
5/16/2022