

Description - Lot 1

Being Lot 1 of Hardy Township Subdivision No. 5 recorded in Plat Book 19
Page 4575, of the Holmes County Plat Records.

Lot 1 contains 3.000 acres, but is subject to all highways and easements of record.

Hardy Township Subdivision No. 5 is situated in the southeast and southwest quarters of Section 24, Hardy Township, T-9 N, R-6 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 a part of the southeast quarter of Section 24, Hardy Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to Janice R. Fry in Official Record vol. 251 page 2328, PN 0600359004 and PN 0600359005.

Commencing at a stone found on the Mechanic Township line marking the southwest corner of the southeast quarter of Section 24, thence N 00 degrees 34' 55" E 1562.63 feet along the quarter section line to a 5/8 inch rebar found, thence S 89 degrees 16' 12" E 87.82 feet along the north line of above said Lot 1 to a point the TRUE POINT OF BEGINNING.

thence with the following THREE (3) COURSES along the centerline of a 50 foot easement:

- 1) N 03 degrees 03' 49" E 181.03 feet through the lands of said Fry to a point;
- 2) N 66 degrees 15' 14" E 206.04 feet through the lands of said Fry to a point;
- 3) N 03 degrees 43' 40" E 60.00 feet through the lands of said Fry to a point in the center of C.R. 68 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 Ohio State Plane Coordinate System, North Zone, N.A.D. 83.

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

April 6, 2021


Donald C. Baker P.S. 6938



Parcel Number: 0600359008

FILE DESCRIPTION
Holmes County Map Office
12/15/2021