

Description - Lot 1

Being Lot 1 of Hardy Township Subdivision No. 6 recorded in Plat Book 19
Page 4875, of the Holmes County Plat Records.

Lot 1 contains 5.000 acres, but is subject to all highways and easements of record.
Containing 4.419 acres in Lot 17 and 0.581 acres in Lot 22.

Hardy Township Subdivision No. 6 is situated in Lots 17 and 22, Third Quarter, Hardy
Township, T-9 N, R-7 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 and is subject to a 50 foot common access easement for the
purpose of ingress, egress and general utilities and further described as follows:

Being a part of Lot 22, Third Quarter, Hardy Township, T-9 N, R-7 W, Holmes County,
Ohio, also known as part of the lands conveyed to Teresa L. Braun in Official Record
vol. 76 page 468, PN 0600799000.

Commencing at a 5/8 inch rebar found in T.R. 307 (non-maintained) marking the
northwest corner of Lot 22, thence N 01 degrees 57' 37" E 528.00 feet (passing into Lot
17) along the lot line to a 5/8 inch rebar found, thence S 88 degrees 01' 10" E 729.00
feet along Gladys P. Weaver, Trustee's (O.R. 271 page 797) south line to a 5/8 inch
rebar found, thence S 01 degrees 53' 51" W 572.31 feet along Edward A. Braun and
Teresa L. Braun's (O.R. 76 page 466) west line to a point on the west line of Lot 2 of
Hardy Township Subdivision No. 6 the TRUE POINT OF BEGINNING.

thence N 88 degrees 01' 10" W 25.00 feet along the centerline of a 50 foot common
access easement and through the lands of said Teresa Braun to a point;

thence S 01 degrees 53' 51" W 665.16 feet along the centerline of a 50 foot common
access easement and through the lands of said Teresa Braun to a point in the center of
T.R. 304 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.
July 27, 2021


Donald C. Baker P.S. 6938



Parcel Number: 0600799004

FILE DESCRIPTION
Holmes County Map Office
12/12/2022