

Description – Lot 1

Being Lot 1 of Hardy Township Subdivision No. 8 recorded in Plat Book 19 Page 5041 of the Holmes County Plat Records.

Lot 1 contains 36.613 acres, but is subject to all highways and easements of record.

Hardy Township Subdivision No. 8 is situated in the southwest quarter of Section 17, 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 common access easement for the purpose of ingress, egress, and general utilities, and further described as follows:

Being part of the southwest quarter of Section 17, Hardy Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to Larry L. Clark and Holly L. Clark in Official Record vol. 186 page 550, PN 0601135000 and PN 0601135003.


Commencing at a 5/8 inch rebar found marking the southeast corner of the southwest quarter of Section 17, thence N 00 degrees 36' 24" E 1638.15 feet along the quarter section line to a R.R. spike found in T.R. 310, thence N 74 degrees 38' 10" W 25.85 feet along the centerline of T.R. 310 to a point the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES along the centerline of a 50 foot common access easement:

- 1) S 00 degrees 36' 34" W 42.24 feet through the lands of said Clark to a point;
- 2) S 27 degrees 29' 40" W 70.04 feet through the lands of said Clark to a point;
- 3) N 82 degrees 55' 04" W 182.45 feet through the lands of said Clark to a point;
- 4) S 52 degrees 19' 14" W 145.37 feet through the lands of said Clark to a point;
- 5) S 39 degrees 00' 14" W 229.32 feet through the lands of said Clark to a point;
- 6) S 19 degrees 18' 39" W 296.60 feet through the lands of said Clark to a point on the north line of the above described 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 27, 2023


Donald C. Baker P.S. 6938



Parcel Number: 0601135005

FILE DESCRIPTION
Holmes County Map Office
7/17/2023