

Description – Lot 1

Being Lot 1 of Knox Township Subdivision No. 3 recorded in Plat Book 2 Page 643 of the Holmes County Plat Records.

Lot 1 contains 30.167 acres, but is subject to all highways and easements of record. Containing 3.664 acres in the southeast quarter of Section 16 and 26.503 acres in the southwest quarter of Section 16.

Knox Township Subdivision No. 3 is situated in the southeast and southwest quarter of Section 16, Knox Township, T-9 N, R-9 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 southeast quarter of Section 16, Knox Township, T-9 N, R-9 W, Holmes County, Ohio, also known as part of the lands conveyed to Michael A. Young and Kevin L. Young in Official Record vol. 264 page 2267, PN 1100533000.

Commencing at a stone found marking the northwest corner of the southeast quarter of Section 16, thence S 01 degrees 07' 04" W 1299.52 feet along the quarter section line to a 5/8 inch rebar found, thence S 87 degrees 55' 51" E 1245.87 feet along Nathaniel A. Young, Co-Trustee and Corey R. Young, Co-Trustee's (O.R. 284 page 2930) south line to a point in the center of S.R. 520, thence S 30 degrees 44' 28" E 200.00 feet along the centerline of S.R. 520 to a point, thence S 25 degrees 18' 28" E 237.14 feet along the centerline of S.R. 520 to a point the TRUE POINT OF BEGINNING.

thence N 89 degrees 06' 27" W 980.51 feet along the centerline of a 50 foot common access easement and through the lands of said Michael A. Young and Kevin L. Young 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. November 29, 2022

Donald C. Baker P.S. 6938



Parcel Number: 1100533002

FILE DESCRIPTION
Holmes County Map Office
4/21/2023