

Description – Lot 2A

Being Lot 2A of Two Township Subdivision Replat No. 1 recorded in Plat Book
19 Page 5069, of the Holmes County Plat Records.

Lot 2A contains 0.312 acres, but is subject to all highways and easements of record.

Two Township Subdivision Replat No. 1 is situated in the southeast quarter of Section 13, Ripley Township, and Fractional Section 24, Monroe Township, T-17 N, R-14 W, Holmes County, Ohio.

Note: Lot 2A is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

Note: Lot 2 and Lot 2A of Two Township Subdivision Replat No. 1 are to be conveyed together.

Note: Lot 2A 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 part of the southeast quarter of Section 13, Ripley Township, and Fractional Section 24, Monroe Township, T-17 N, R-14 W, Holmes County, Ohio, also known as part of the lands conveyed to Lorie A. Sexton in Official Record vol. 251 page 1236, PN 2300190000 and PN 1400531000.

Commencing at a 5/8 inch rebar found on the Prairie Township line marking the northeast corner of Fractional Section 24, thence S 88 degrees 28' 41" W 656.64 feet along the Ripley Township line and along the section line to a 5/8 inch rebar found, thence S 01 degree 33' 22" E 23.14 feet along Joseph Hoover and Ashley Hoover's (O.R. 233 page 2071) west line to a 5/8 inch rebar found, thence S 88 degrees 53' 41" W 225.76 feet along Carl T. Yoakem and Lu Ann M. Yoakem's (O.R. 281 page 120) north line and along Trent Wahl and Andria Foltz's (O.R. 281 page 117) north line to a 5/8 inch rebar found, thence S 07 degrees 00' 58" E 161.68 feet along said Wahl and Foltz's west line to a 5/8 inch rebar found, thence S 03 degrees 15' 56" W 155.99 feet along said Wahl and Foltz's west line to a point on the Greenville Treaty Line and on the section line and in C.R. 320, thence S 81 degrees 27' 52" W 25.54 feet along the Greenville Treaty Line and along the section line and along C.R. 320 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 03 degrees 15' 56" E 41.92 feet.

thence with the following TWO (2) COURSES along the centerline of a 50 foot common access easement:

- 1) N 03 degrees 15' 56" E 158.96 feet through the lands of said Sexton to an iron pin set;
- 2) N 07 degrees 00' 58" W 459.25 feet partly through the lands of said Sexton and partly along said Sexton's east line to a 5/8 inch rebar found 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.
April 20, 2023



Donald C. Baker P.S. 6938



Parcel Number: 1400531011

FILE DESCRIPTION
Holmes County Map Office
8/18/2023

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