

Description – Lot 1

Being Lot 1 of Ripley Township Subdivision No. 6 recorded in Plat Book 19 Page 5136, of the Holmes County Plat Records.

Lot 1 contains 6.420 acres, but is subject to all easements of record.

Ripley Township Subdivision No. 6 is situated in the southwest quarter of Section 36, Ripley Township, T-18 N, R-14 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 part of the southwest quarter of Section 36, T-18 N, R-14 W, Ripley Township, Holmes County, Ohio, also known as part of the lands conveyed to Roy Gordon Wenger and Elizabeth Renee Wenger in Official Record vol. 283 page 3812, PN 2300864020.

Commencing at a 5/8 inch rebar found at the intersection of T.R. 516 and T.R. 528 marking the southeast corner of the southwest quarter of Section 36, thence N 00 degrees 11' 09" E 936.81 feet along the quarter section line and along T.R. 528 to a point the TRUE POINT OF BEGINNING.

thence S 83 degrees 48' 38" W 784.30 feet through the lands of said Wenger to a point on the east line of above described Lot 1 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, 2011 Adjustment.

This survey made and description prepared by Donald C. Baker, P.S. 6938.
July 18, 2023

Donald C. Baker P.S. 6938



Parcel Number: 2300864025

FILE DESCRIPTION
Holmes County Map Office
11/1/2023