

Description – Lot 1

Being Lot 1 of Idyl Oak Farms Subdivision recorded in Plat Book 2 Page
656, of the Holmes County Plat Records.

Lot 1 contains 11.000 acres, but is subject to all highways and easements of record.

Idyl Oak Farms Subdivision is situated in the northeast quarter and northwest quarter of Section 28, Washington Township, T-20 N, R-15 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 the northeast quarter of Section 28, Washington Township, T-20 N, R-15 W, Holmes County, Ohio, also known as part of the lands conveyed to Johnny A. Miller and Cinda Miller in Official Record vol. 236 page 1955, PN 2700291000.

Commencing at a R.R. spike found in T.R. 461 marking the northeast corner of the northeast quarter of Section 28, thence S 00 degrees 53' 37" E 201.01 feet along the section line and along T.R. 461 to a point the TRUE POINT OF BEGINNING.

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

- 1) N 88 degrees 05' 31" W 238.00 feet through the lands of said Miller to a point;
- 2) S 02 degrees 30' 23" W 207.00 feet through the lands of said Miller to a point on the south line of the above described Lot 1 and THERE ENDS.

Lot 1 is also subject to a 50 foot easement for the purpose of ingress, egress, and general utilities, further described as follows:

Being a part of the northeast quarter of Section 28, Washington Township, T-20 N, R-15 W, Holmes County, Ohio, also known as part of the lands conveyed to Johnny A. Miller and Cinda Miller in Official Record vol. 236 page 1955, PN 2700291000.

Commencing at a R.R. spike found in T.R. 461 marking the northeast corner of the northeast quarter of Section 28, thence S 00 degrees 53' 37" E 568.01 feet along the section line and along T.R. 461 to a point the TRUE POINT OF BEGINNING.

thence S 89 degrees 33' 51" W 1000.00 feet along the centerline of a 50 foot easement and through the lands of said Miller to a point on the west line of the above described Lot 1 and THERE ENDS.

Lot 1 is also subject to a septic easement containing 0.380 acres, further described as follows:

Being a part of the northeast quarter of Section 28, Washington Township, T-20 N, R-15 W, Holmes County, Ohio, also known as part of the lands conveyed to Johnny A. Miller and Cinda Miller in Official Record vol. 236 page 1955, PN 2700291000.

Commencing at a R.R. spike found in T.R. 461 marking the northeast corner of the northeast quarter of Section 28, thence S 88 degrees 59' 14" W 350.00 feet along the section line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 00 degrees 53' 37" E 100.00 feet through the lands of said Miller to an iron pin set;
- 2) S 88 degrees 59' 14" W 165.53 feet through the lands of said Miller to a point;
- 3) N 00 degrees 53' 37" W 100.00 feet through the lands of said Miller to a point on the section line;
- 4) N 88 degrees 59' 14" E 165.53 feet along the section line to the TRUE POINT OF BEGINNING.

The above described easement shall include additional portions of the Grantor's property reasonably necessary for the construction, installation, operation, maintenance, repair and/or replacement of the septic system.

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 Aaron L. Gerber, P.S. 8379.
July 26, 2023



Aaron L. Gerber P.S. 8379



Parcel Number: 2700291002

FILE DESCRIPTION
Holmes County Map Office
3/4/2024