Description - Lot 3

Being Lot 3 of Swiss Family Subdivision Replat No. 1 recorded in Plat Book

19 Page 5475, of the Holmes County Plat Records.

Lot 3 contains 5.808 acres in Lot 33 of the Third Quarter, but is subject to all easements of record.

Swiss Family Subdivision Replat No. 1 is situated in Lot 33 of the Third Quarter, T-9 N, R-5 W and Lot 21 of the Fourth Quarter T-9 N, R-6 W, Berlin Township, Holmes County, Ohio.

Note: Lot 3 is subject to all Restrictive Covenants listed or shown on said Subdivision

Lot 3 has access by a 60 foot common access easement for the purpose of ingress, egress and general utilities, and further described as follows:

Being a part of Lot 33 of the Third Quarter, T-9 N, R-5 W, and a part of Lot 21 of the Fourth Quarter, T-9 N, R-6 W, Berlin Township, Holmes County, Ohio.

Commencing at a 5/8 inch rebar found marking the southwest corner of said Lot 33, thence S 88 degrees 36' 11" E 1319.69 feet along the Clark Township line and along the lot line to a 5/8 inch rebar found, thence N 01 degree 00' 54" E 617.99 feet along the east line of Lot 1 of Steam Show Subdivision (Plat vol. 2 page 524) and along Maynard M. Miller and Laura V. Miller's (O.R. 244 page 1620) east line to a point the TRUE POINT OF BEGINNING.

Thence with the following THREE (3) COURSES along the centerline of said 60 foot common access easement:

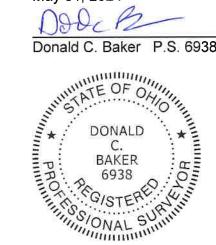
- 1) N 73 degrees 01' 46" W 245.26 feet through the lands of said Miller and through Lot 1 of Steam Show Subdivision and passing into Lot 2 of Swiss Family Subdivision (Plat vol. 19 page 3616) and through the lands of Eric A. Guggisberg, Co-Trustee and Julia A. Guggisberg, Co-Trustee (O.R. 280 page 1979) to a point;
- 2) N 89 degrees 31' 00" W 1217.83 feet (passing into Lot 21, Fourth Quarter) through the lands of said Guggisberg and through Lot 2 of Swiss Family Subdivision to a point;
- 3) S 65 degrees 12' 16" W 250.74 feet through the lands of said Guggisberg and through Lot 2 of Swiss Family Subdivision to a point in the center of S.R. 557 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.

19 5475 See Holmes County Plat Book__ , page__ for survey. This survey made and description prepared by Donald C. Baker, P.S. 6938. May 31, 2024

Donald C. Baker P.S. 6938



PPN: 0100387009

FILE DESCRIPTION

Holmes County Map Office 1/14/2025