

Description – Lot 1

Being Lot 1 of Clark Township Subdivision No. 19 recorded in Plat Book 19 Page 5914, of the Holmes County Plat Records.

Lot 1 contains 3.750 acres, but is subject to all easements of record.

Clark Township Subdivision No. 19 is situated in the northwest quarter of Section 12, T-8 N, R-5 W, Clark Township, 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 a part of the northwest quarter of Section 12, T-8 N, R-5 W, Clark Township, Holmes County, Ohio, also known as part of the lands conveyed to Ivan R. Hershberger and Betty A. Hershberger in Official Record 233 page 760, PN 0200147000.

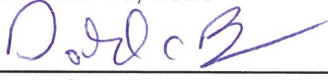
Commencing at a stone found marking the southwest corner of the northwest quarter of Section 12, thence S 88 degrees 49' 51" E 47.20 feet along the quarter section line to a point, thence N 16 degrees 13' 20" E 240.40 feet along John A. Raber and Ruth Raber's (O.R. 150 page 641, O.R. 152 page 214 and O.R. 227 page 2449) east line to a 5/8 inch rebar found, thence S 88 degrees 49' 51" E 650.59 feet along the north line of Lot 1 of Paradise Lane Subdivision (P.19 page 2511) and along Myron R. Miller and Elizabeth A. Miller's (O.R. 249 page 2611) north line to a 5/8 inch rebar found, thence N 17 degrees 53' 18" E 464.19 feet through the lands of said Hershberger to an iron pin set, thence N 17 degrees 53' 18" E 25.83 feet through the lands of said Hershberger to a point the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES along the centerline of said 50 foot common access easement and through the lands of said Hershberger:

- 1) S 86 degrees 42' 36" E 127.59 feet;
- 2) S 73 degrees 53' 10" E 148.43 feet;
- 3) N 72 degrees 49' 41" E 61.11 feet;
- 4) N 30 degrees 48' 55" E 492.00 feet 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 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.
December 16, 2025


Donald C. Baker P.S. 6938



PPN: 0200147010

FILE DESCRIPTION
Holmes County Map Office
9/1/2026