

**Description – Lot 1**

Being Lot 1 of Clark Township Subdivision No. 17 recorded in Plat Book 19 Page 5592 of the Holmes County Plat Records.

Lot 1 contains 3.250 acres, but is subject to all highways and easements of record. Containing 0.101 acres in the southeast quarter of Section 23 and 3.149 acres in the southwest quarter of Section 23.

Clark Township Subdivision No. 17 is situated in the southeast and southwest quarters of Section 23, 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 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 southwest quarter of Section 23, T-8 N, R-5 W, Clark Township, Holmes County, Ohio, also known as part of the lands conveyed to Vernon L. Hershberger and Esta M. Hershberger in Official Record vol. 255 page 3664, PN 0300024002.

Commencing at a 5/8 inch rebar found marking the southeast corner of the southwest quarter of Section 23, thence N 01 degree 05' 14" E 372.42 feet along the quarter section line to a point in the center of S.R. 643, thence S 58 degrees 27' 59" W 47.17 feet along the centerline of S.R. 643 to a point, thence S 68 degrees 06' 55" W 53.60 feet along the centerline of S.R. 643 to a point the TRUE POINT OF BEGINNING.

thence with the following THREE (3) COURSES along the centerline of a 50 foot common access easement:

- 1) N 20 degrees 46' 35" W 39.73 feet through the lands of said Hershberger to a point;
- 2) N 00 degrees 10' 08" W 94.78 feet through the lands of said Hershberger to a point;
- 3) N 17 degrees 16' 44" E 301.87 feet through the lands of said Hershberger to a point on the north line of the above described Lot 1 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.  
May 13, 2025

  
Donald C. Baker P.S. 6938



Parcel Number: 0300024011