

**Description – Lot 1**

Being Lot 1 of Hardy Township Subdivision No. 11 recorded in Plat Book 19  
Page 5832, of the Holmes County Plat Records.

Lot 1 contains 10.100 acres, but is subject to all highways and easements of record.

Hardy Township Subdivision No. 11 is situated in Lots 14 and 19, First Quarter, T-9 N, R-7 W, Hardy 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 easement for the purpose of ingress, egress, and general utilities, and further described as follows:

Being part of Lots 14 and 19, First Quarter, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed to Dean J. Mullet and Naomi Mullet in Official Record vol. 279 page 466, PN 0600516001.

Commencing at a R.R. spike found in T.R. 334 marking the southwest corner of Lot 14, thence N 67 degrees 46' 06" E 30.24 feet along Jeffrey Dean Troyer and Cheryl Lynn Troyer's (D.V. 240 page 81) south line and along T.R. 334 to a point, thence N 67 degrees 46' 06" E 168.82 feet along said Troyer's south line and along T.R. 334 to a point the TRUE POINT OF BEGINNING.

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

- 1) S 33 degrees 44' 49" E 129.56 feet (passing into Lot 19) through the lands of said Mullet to a point;
- 2) S 88 degrees 20' 46" E 238.07 feet through the lands of said Mullet to a point on the west 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 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 11, 2025

  
Donald C. Baker P.S. 6938



PPN: 0600516002

**FILE DESCRIPTION**  
Holmes County Map Office  
5/19/2026