

### Description – Lot 3

Being Lot 3 of North Woods Subdivision Replat No. 1 recorded in Plat Book 19  
Page 5492, of the Holmes County Plat Records.

Lot 3 contains 3.648 acres, but is subject to all highways and easements of record.

North Woods Subdivision Replat No. 1 is situated in Lot 6, Fourth Quarter, Paint Township, T-10 N, R-5 W, Holmes County, Ohio.

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

Note: Lot 3 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 Lot 6, Fourth Quarter, Paint Township, T-10 N, R-5 W, Holmes County, Ohio, also known as part of the lands conveyed to Ervin J. Yoder and Erma D. Yoder in Official Record vol. 264 page 5596, PN 1500160005 and part of the lands conveyed to Jake D. Keim and Cheryl L. Keim in Official Record vol. 264 page 5618, PN 1500160006.

Commencing at a 1/2 inch pipe found marking the northwest corner of Lot 6, thence S 88 degrees 09' 19" E 988.82 feet along the lot line to a 5/8 inch rebar found, thence S 07 degrees 07' 37" W 411.29 feet along Mark N. Troyer and Marilyn Troyer's (O.R. 264 page 5608) west line to an iron pin set, thence S 83 degrees 40' 09" W 25.71 feet through the lands of said Yoder to a point the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES along the centerline of a 50 foot common access easement:

- 1) S 07 degrees 07' 37" W 54.95 feet through the lands of said Yoder to a point;
- 2) S 29 degrees 13' 22" W 290.18 feet through the lands of said Yoder to a point;
- 3) S 07 degrees 01' 33" W 358.09 feet through the lands of said Yoder and said Keim to a point;
- 4) S 49 degrees 08' 21" W 127.04 feet through the lands of said Keim to a point;
- 5) S 07 degrees 59' 34" W 118.70 feet through the lands of said Keim to a point on Mischler Heritage LLC's (O.R. 248 page 2362) north line and in C.R. 160 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 Aaron L. Gerber, P.S. 8379.  
June 21, 2024



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Aaron L. Gerber                      P.S. 8379



PPN: 1500160011

**FILE DESCRIPTION**  
Holmes County Map Office  
2/13/2025

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