

Description – Lot 1

Being Lot 1 of Prairie Township Subdivision No. 7 recorded in Plat Book 19 Page 5776, of the Holmes County Plat Records.

Lot 1 contains 2.459 acres, but is subject to all easements of record.

Prairie Township Subdivision No. 7 is situated in the northwest quarter of Section 12, T-13 N, R-13 W, Prairie 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 part of the northwest quarter of Section 12, T-13 N, R-13 W, Prairie Township, Holmes County, Ohio, also known as part of the lands conveyed to Steven D. Mast, Co-Trustee and Linda Kay Mast, Co-Trustee in Official Record 288 page 3409, PN 1700173006.

Commencing at a 5/8 inch rebar found marking the southwest corner of the northwest quarter of Section 12, thence N 00 degrees 47' 22" W 753.23 feet along the section line to an iron pin set, thence N 89 degrees 12' 38" E 259.67 feet along the south line of said Lot 1 to an iron pin set, thence N 03 degrees 54' 26" W 148.40 feet along the east line of said Lot 1 to an iron pin set, thence N 76 degrees 02' 24" E 25.39 feet through the lands of said Mast 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) N 24 degrees 00' 46" W 219.74 feet to a point;
- 2) N 23 degrees 50' 48" E 19.87 feet to a point;
- 3) N 62 degrees 57' 25" E 436.91 feet to a point;
- 4) N 33 degrees 46' 34" W 280.61 feet to a point;
- 5) N 42 degrees 04' 15" E 13.90 feet to a point in the center of T.R. 570 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.
November 19, 2025



Donald C. Baker P.S. 6938



PPN: 1700173009

FILE DESCRIPTION

Holmes County Map Office
3/6/2026