

### Description - Lot 1

Being Lot 1 of Prairie Township Subdivision No. 4 recorded in Plat Book 19  
Page 5632, of the Holmes County Plat Records.

Lot 1 contains 6.310 acres, but is subject to all highways and easements of record.

Prairie Township Subdivision No. 4 is situated in the southwest quarter of Section 27, Prairie Township, T-14 N, R-13 W, 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 southwest quarter of Section 27, Prairie Township, T-14 N, R-13 W, Holmes County, Ohio, also known as part of the lands conveyed to Eli D. Hostetler and Barbara E. Hostetler in Official Record vol. 200 page 3075, PN 1700693000.

Commencing at a R.R. spike found at the intersection of C.R. 245 and T.R. 562 marking the northeast corner of the southwest quarter of Section 27, thence S 00 degrees 07' 56" E 25.00 feet along the quarter section line and along C.R. 245 to a point being Point A the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES along the centerline of a 50 foot common access easement and through the lands of said Hostetler:

- 1) N 89 degrees 20' 35" W 577.40 feet to a point being Point B;
- 2) N 89 degrees 20' 35" W 199.62 feet to a point being Point C;
- 3) N 00 degrees 39' 25" E 25.00 feet to a point on Andrew Y. Hostetler aka Andy Hostetler and Clara Hostetler's (D.V. 260 page 17) south line being Point D;

thence beginning from Point B:

- 4) S 19 degrees 11' 28" W 70.50 feet to a point being Point E;
- 5) S 38 degrees 05' 16" E 67.53 feet to an iron pin set being Point F 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.

June 26, 2023

Revised September 18, 2024

  
Donald C. Baker P.S. 6938



Parcel Number: 1700213001

#### FILE DESCRIPTION

Holmes County Map Office

9/4/2025