

Description – Lot 1

Being Lot 1 of Prairie Township Subdivision No. 5 recorded in Plat Book 19 Page 5417, of the Holmes County Plat Records.

Lot 1 contains 2.177 acres in the southwest quarter of Section 25, but is subject to all highways and easements of record.

Prairie Township Subdivision No. 5 is situated in the southwest quarter of Section 25 and the southeast quarter of Section 26, T-14 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 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 25, T-14 N, R-13 W, Prairie Township, Holmes County, Ohio, also known as part of the lands conveyed to David E. Rayl and Joan M. Rayl in Official Record vol. 146 page 870, PN 1700653002.

Commencing at a stone found marking the northeast corner of the southeast quarter of Section 26, thence S 89 degrees 21' 09" W 548.81 feet along the quarter section line to a 5/8 inch rebar found, thence S 00 degrees 10' 42" E 540.18 feet along Ivan L. Shetler and Fannie Shetler's (O.R. 189 page 1987) west line to a 5/8 inch rebar found, thence S 89 degrees 10' 37" E 790.23 feet (passing into the southwest quarter of Section 25) along said Shetler's (O.R. 189 page 1987 and O.R. 271 page 2437) south line and along Emanuel R. Swartzentruber and Verba H. Swartzentruber's (O.R. 280 page 7457) south line to a 5/8 inch rebar found, thence S 00 degrees 00' 32" W 807.86 feet along the west line of Lot 4 of Saw Mill Subdivision (Plat vol. 19 page 2532) and along Allen E. Troyer and Naomi A. Troyer's (O.R. 190 page 3183 and O.R. 246 page 3038) west line to a 5/8 inch rebar found on Roy O. Troyer and Ada N. Troyer's (O.R. 51 page 810) north line and in T.R. 565, thence S 89 degrees 11' 03" W 25.005 feet along said Roy O. Troyer and Ada N. Troyer's north line and along T.R. 565 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 00 degrees 00' 32" E 447.63 feet through the lands of said Rayl to a point;
- 2) N 26 degrees 13' 34" W 136.00 feet through the lands of said Rayl to a point;

3) N 60 degrees 51' 18" W 131.50 feet through the lands of said Rayl to a point on the east line of Lot 2 of Prairie Township Subdivision No. 5 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.
July 24, 2024



Donald C. Baker

P.S. 6938



PPN: 1700653006

FILE DESCRIPTION
Holmes County Map Office
11/5/2024

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