

Description 7.186 acre parcel

Being a part of the northeast quarter of Section 4, T-8 N, R-9 W, Richland Township, Holmes County, Ohio, also known as part of the lands conveyed to Christine E. Ferenbaugh in Official Record 96 page 686, and Official Record 251 page 3960, PN 2100242000.

Beginning at a 5/8 inch rebar found marking the southeast corner of the northeast quarter of Section 4 the TRUE POINT OF BEGINNING.

Thence with the following FOUR (4) COURSES:

- 1) N 88 degrees 33' 51" W 412.50 feet along the quarter section line to a point in S.R. 520, witnessed by a 5/8 inch rebar found N 02 degrees 38' 38" E 26.46 feet;
- 2) N 02 degrees 38' 38" E 759.00 feet along Judith R. Woodruff, Trustee's (O.R. 291 page 6408) east line to a 5/8 inch rebar found;
- 3) S 88 degrees 33' 51" E 412.50 feet through the lands of said Ferenbaugh to an iron pin set on the section line;
- 4) S 02 degrees 38' 38" W 759.00 feet along the section line to the TRUE POINT OF BEGINNING.

The above described 7.186 acre parcel is subject to and has the right to use a 50 foot common access easement for the purpose of ingress, egress and general utilities and further described as follows:

Being a part of the northeast quarter of Section 4, T-8 N, R-9 W, Richland Township, Holmes County, Ohio, also known as part of the lands conveyed to Christine E. Ferenbaugh in Official Record 96 page 686, and Official Record 251 page 3960, PN 2100242000.

Commencing at a 5/8 inch rebar found marking the southeast corner of the northeast quarter of Section 4, thence N 88 degrees 33' 51" W 387.49 feet along the quarter section line to a point in S.R. 520 the TRUE POINT OF BEGINNING.

thence N 02 degrees 38' 38" E 759.00 feet along the centerline of said 50 foot common access easement and through the lands of said Ferenbaugh to a point on the north line of the above described 7.186 parcel and THERE ENDS.

Description – Lot 1

Being Lot 1 of Richland Township Subdivision No. 3 recorded in Plat Book 19
Page 5815, of the Holmes County Plat Records.

Lot 1 contains 57.295 acres, but is subject to all easements of record.

Richland Township Subdivision No. 3 is situated in the northeast quarter of Section 4, T-8 N, R-9 W, Richland 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:

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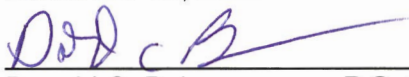
Commencing at a 5/8 inch rebar found marking the southeast corner of the northeast quarter of Section 4, thence N 88 degrees 33' 51" W 387.49 feet along the quarter section line to a point in S.R. 520 the TRUE POINT OF BEGINNING.

thence N 02 degrees 38' 38" E 759.00 feet along the centerline of said 50 foot common access easement and through the lands of said Ferenbaugh to a point on the south 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.
December 29, 2025


Donald C. Baker P.S. 6938



Parcel Number: 2100243001

FILE DESCRIPTION
Holmes County Map Office
4/24/2026