

Description – Lot 1-B

Being Lot 1-B of Richland Township Subdivision No. 2 recorded in Plat Book 19
Page 5604, of the Holmes County Plat Records.

Lot 1-B contains 44.205 acres, but is subject to all highways and easements of record.

Richland Township Subdivision No. 2 is situated in the Village of Glenmont, being a part of the southeast quarter of Section 1, T-8 N, R-9 W, Richland Township, Holmes County, Ohio.

Note: Lot 1-B is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

Note: Lot 1-B is always to be conveyed with Lot 1-A.

Note: Lot 1-B has access by a 50 foot easement for the purpose of ingress, egress, and general utilities, and further described as follows:

Being part of the Village of Glenmont, situated in the southeast quarter of Section 1, T-8 N, R-9 W, Richland Township, Holmes County, Ohio, also known as part of the lands conveyed to The Board of Commissioners of the Holmes County Park District in Official Record vol. 191 page 1347, PN 2200186000.

Commencing at a stone found marking the southeast corner of the southeast quarter of Section 1, thence N 02 degrees 35' 39" E 1121.32 feet along the section line to a 5/8 inch rebar found, thence along a curve to the left having a delta angle of 04 degrees 50' 35", R – 2768.32 feet, T – 117.07 feet, Ch. Brg. – N 75 degrees 40' 12" W, Ch. – 233.93 feet along Andy C. (aka Andy Charles) Morris, Jr.'s (D.V. 275 page 945 and O.R. 223 page 1215) north line and along the Village of Glenmont corporation line an arc distance of 234.00 feet to a 5/8 inch rebar found, thence N 78 degrees 05' 29" W 512.72 feet along said Morris' north line and along the Village of Glenmont corporation line to a point the TRUE POINT OF BEGINNING.

thence with the following TWO (2) COURSES along the centerline of a 50 foot easement:

- 1) N 28 degrees 28' 01" W 57.54 feet through the lands of said The Board of Commissioners of the Holmes County Park District to a point;
- 2) N 04 degrees 11' 13" W 57.41 feet through the lands of said The Board of Commissioners of the Holmes County Park District to a point 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.
May 5, 2025



Donald C. Baker P.S. 6938



Parcel Number: 2100578001

FILE DESCRIPTION
Holmes County Map Office