

Description – Lot 1-A

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

Lot 1-A contains 1.640 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-A is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

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

Note: Lot 1-A is subject to a 30 foot access easement for the purpose of ingress, egress, and general utilities, 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 Andy C. (aka Andy Charles) Morris, Jr. in Deed vol. 280 page 235, Deed vol. 282 page 119, and Official Record vol. 223 page 1215, PN 2200136009 and PN 2200136010.

Commencing at a 5/8 inch rebar found marking the northeast corner of the southeast quarter of Section 1, thence S 02 degrees 35' 39" W 637.48 feet along the section line to a point in the center of Killbuck Road aka S.R. 520, thence S 84 degrees 21' 06" W 36.78 feet along the centerline of Killbuck Road aka S.R. 520 to a point, thence S 83 degrees 54' 06" W 550.65 feet along the centerline of Killbuck Road aka S.R. 520 to a point, thence S 83 degrees 29' 43" W 439.04 feet along the centerline of Killbuck Road aka S.R. 520 to a point the TRUE POINT OF BEGINNING.

Thence with the following TWO (2) COURSES along the centerline of a 30 foot access easement:

- 1) S 02 degrees 18' 49" E 251.58 feet through the lands of said Morris to a point;
- 2) N 87 degrees 09' 54" W 15.06 feet through the lands of said Morris to a point on the west line of the above described Lot 1-A 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: 2200136013

FILE DESCRIPTION

Holmes County Map Office
7/24/2025