

Description – Lot 1

Being Lot 1 of Ripley Township Subdivision No. 7 recorded in Plat Book 19 Page 5635 of the Holmes County Plat Records.

Lot 1 contains 1.000 acres, but is subject to all highways and easements of record.

Ripley Township Subdivision No. 7 is situated in the southeast quarter of Section 3, T-17 N, R-14 W, Ripley 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 southeast quarter of Section 3, T-17 N, R-14 W, Ripley Township, Holmes County, Ohio, also known as part of the lands conveyed to Delbert S. Miller and Sylvia Jane Miller in Deed vol. 240 page 287, PN 2300783000.

Commencing at a R.R. spike found in T.R. 513 marking the southeast corner of the southeast quarter of Section 3, thence N 00 degrees 03' 19" W 1229.38 feet along the section line and along T.R. 513 to a point the TRUE POINT OF BEGINNING.

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

- 1) S 89 degrees 56' 41" W 103.62 feet through the lands of said Miller to a point;
- 2) N 42 degrees 17' 45" W 33.77 feet through the lands of said Miller to a point on the south line of Lot 2 of Ripley Township Subdivision No. 7 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.
August 5, 2024


Donald C. Baker P.S. 6938



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