

Description – Lot 1

Being Lot 1 of Washington Township Subdivision No. 6 recorded in Plat Book 19
Page 5734, of the Holmes County Plat Records.

Lot 1 contains 4.819 acres, but is subject to all easements of record.

Washington Township Subdivision No. 6 is situated in the southeast quarter of Section 13, T-19 N, R-15 W, Washington 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:

Being part of the southeast quarter of Section 13, T-19 N, R-15 W, Washington Township, Holmes County, Ohio, also known as part of the lands conveyed to Jeff Mackey in Deed vol. 234 page 675, PN 2800765000.

Commencing at a point marking the northwest corner of the southeast quarter of Section 13, thence S 00 degrees 36' 32" E 1605.21 feet along the quarter section line to a 5/8 inch rebar found, thence S 67 degrees 59' 05" E 526.52 feet along the Village of Nashville Corp. line and along the north line of Lots 113, 112, 111, 110 and 109 and along Scott R. Johnson and Cinnamon Johnson (O.R. 124 page 132) and Schlabach Heritage, Ltd. (O.R. 242 page 3478) and Vincent A. Wheatley and Deanna J. Wheatley (O.R. 171 page 1622) and Laurel Piribek Morales' (O.R. 252 page 4607) north line to a 5/8 inch rebar found, thence N 22 degrees 03' 35" E 25.00 feet along Jeff Mackey's (O.R. 48 page 709) east line 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) S 67 degrees 59' 05" E 288.72 feet to a point;
- 2) N 49 degrees 32' 37" E 65.00 feet to a point;
- 3) S 40 degrees 27' 23" E 55.00 feet to a point in the center of S.R. 514 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.
October 27, 2025


Donald C. Baker P.S. 6938



Parcel Number: 2800766008

FILE DESCRIPTION

Holmes County Map Office

1/8/2026