

Description Lot 1

Being Lot 1 of Ball Farm Subdivision recorded in Plat Book 19
Page 5929, of the Holmes County Plat Records.

Lot 1 contains 5.257 acres, but is subject to all highways and easements of record.

Ball Farm Subdivision is situated in Lots 23 and 24 of the Second Quarter, T-8 N, R-6 W, Mechanic Township, Holmes County, Ohio.

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

Note: Lot 1 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 part of Lot 23 of the Second Quarter, T-8 N, R-6 W, Mechanic Township, Holmes County, Ohio, also known as part of the lands conveyed to Felty D. Raber and Mary E. Raber in Official Record vol. 264 page 85, PN 1300008002.

Commencing at a R.R. spike found in C.R. 407 marking the southeast corner of Lot 23, thence N 88 degrees 50' 23" W 1280.80 feet along the lot line and along C.R. 407 to a point the TRUE POINT OF BEGINNING.

Thence with the following TWO (2) COURSES through the lands of said Raber and along the centerline of said 50 foot common access easement:

- 1) N 01 degree 09' 37" E 55.00 feet to a point;
- 2) S 88 degrees 50' 23" E 194.00 feet to a point on the east line of said Lot 1 and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying".

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 4, 2026


Donald C. Baker P.S. 6938



Parcel Number: 1300008006

FILE DESCRIPTION
Holmes County Map Office
9/18/2026