

### Description – Lot 1

Being Lot 1 of Paint Township Subdivision No. 15 recorded in Plat Book 19 Page 5584, of the Holmes County Plat Records.

Lot 1 contains 11.200 acres, but is subject to all highways and easements of record.

Paint Township Subdivision No. 15 is situated in the northeast quarter of Section 35, T-15 N, R-11 W, Paint 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 northeast quarter of Section 35, T-15 N, R-11 W, Paint Township, Holmes County, Ohio, also known as part of the lands conveyed to Roman R. Yoder and Fannie D. Yoder in Official Record vol. 290 page 4657, PN 1501053002.

Commencing at a 5/8 inch rebar found in C.R. 200 marking the northeast corner of the northeast quarter of Section 35, thence S 89 degrees 03' 39" W 412.00 feet along the section line and along C.R. 200 to a point the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES along the centerline of a 50 foot common access easement:

- 1) S 01 degree 14' 57" E 640.05 feet through the lands of said Yoder to a point;
- 2) S 45 degrees 25' 55" W 202.10 feet through the lands of said Yoder to a point;
- 3) S 22 degrees 17' 56" W 253.78 feet through the lands of said Yoder to a point;
- 4) S 15 degrees 28' 01" W 845.34 feet through the lands of said Yoder to a point;
- 5) S 35 degrees 33' 33" W 764.80 feet through the lands of said Yoder to a point on the north line of the above described Lot 1 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.  
April 30, 2025

Donald C. Baker

P.S. 6938



PPN: 1501053003

#### FILE DESCRIPTION

Holmes County Map Office

6/30/2025