

Description – Lot 1

Being Lot 1 of Prairie Township Subdivision No. 6 recorded in Plat Book 19 Page 5538, of the Holmes County Plat Records.

Lot 1 contains 5.371 acres, but is subject to all highways and easements of record.

Prairie Township Subdivision No. 6 is situated in the southeast quarter of Section 28, Prairie Township, T-14 N, R-13 W, 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 a part of the southeast quarter of Section 28, Prairie Township, T-14 N, R-13 W, Holmes County, Ohio, also known as part of the lands conveyed to Allen R. Miller and Martha R. Miller in Official Record vol. 200 page 2769, PN 1700088004.

Commencing at a stone found marking the southeast corner of the southeast quarter of Section 28, thence N 89 degrees 46' 18" W 781.87 feet along the section line to a point in T.R. 561 the TRUE POINT OF BEGINNING.

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

- 1) N 03 degrees 07' 05" E 285.63 feet through the lands of said Miller to a point;
- 2) N 35 degrees 55' 27" W 127.25 feet through the lands of said Miller to a point;
- 3) N 89 degrees 35' 31" W 69.62 feet through the lands of said Miller to a point;
- 4) S 69 degrees 37' 32" W 122.23 feet through the lands of said Miller to a point;
- 5) N 44 degrees 00' 14" W 95.71 feet through the lands of said Miller to a point on the south 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.
January 24, 2025


Donald C. Baker P.S. 6938



PPN: 1700088006

FILE DESCRIPTION
Holmes County Map Office
4/23/2025