

**Description - Lot 1**

Being Lot 1 of Abby Stables Subdivision recorded in Plat Book 2 Page 624, of the Holmes County Plat Records.

Lot 1 contains 3.148 acres, but is subject to all highways and easements of record. Containing 2.945 acres in the southeast quarter of Section 7 and 0.203 acres in the northeast quarter of Section 14.

Abby Stables Subdivision is situated in the southeast quarter of Section 7 and the northeast and northwest quarters of Section 14, Clark Township, T-8 N, R-4 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 7 and the northeast quarter of Section 14, Clark Township, T-8 N, R-4 W, Holmes County, Ohio, also known as part of the lands conveyed to Marion R. Beachy, Trustee in Official Record vol. 274 page 1126, PN 0200024005.


Commencing at a 5/8 inch rebar found on the Tuscarawas County line marking the southeast corner of the southeast quarter of Section 7, thence N 88 degrees 42' 48" W 1964.69 feet along the section line to a point in the center of S.R. 93, thence N 21 degrees 23' 15" E 78.31 feet along the centerline of S.R. 93 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 79 degrees 43' 48" E 194.70 feet through the lands of said Beachy to a point;
- 2) S 64 degrees 28' 14" E 74.83 feet (passing into the northeast quarter of Section 14) through the lands of said Beachy to a point 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.

This survey made and description prepared by Donald C. Baker, P.S. 6938. November 1, 2021

  
Donald C. Baker P.S. 6938



Parcel Number: 0200024006

**FILE DESCRIPTION**  
Holmes County Map Office  
1/11/2022