

**Description – Lot 3**

Being Lot 3 of Mabee Subdivision Replat No. 2 recorded in Plat Book 19 Page 5416, of the Holmes County Plat Records.

Lot 3 contains 3.634 acres, but is subject to all highways and easements of record.

Mabee Subdivision Replat No. 2 is situated in the northwest quarter of Section 14, T-8 N, R-4 W, Clark Township, Holmes County, Ohio.

Note: Lot 3 is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

Note: Lot 3 has access by an existing 50 foot easement for the purpose of ingress, egress, and general utilities, recorded in Plat vol. 19 page 4965 and further described as follows:

Being part of the northwest quarter of Section 14, T-8 N, R-4 W, Clark Township, Holmes County, Ohio, also known as part of the lands conveyed to Marvin A. Raber and Regina A. Raber in Official Record vol. 282 page 6830.

Commencing at a 1/2 inch pipe found marking the northwest corner of the northwest quarter of Section 14, thence S 88 degrees 29' 14" E 861.86 feet along the section line to a point in the center of T.R. 166, thence S 27 degrees 26' 47" W 349.02 feet along the centerline of T.R. 166 to a point, thence S 38 degrees 23' 00" W 273.05 feet along the centerline of T.R. 166 to a point the TRUE POINT OF BEGINNING.

thence S 77 degrees 46' 59" E 330.78 feet along the centerline of a 50 foot easement and through the lands of said Raber to a point on the west line of the above described Lot 3 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 4, 2024



Donald C. Baker P.S. 6938



PPN: 0200896004

