

Description – Lot 1

Being Lot 1 of Mechanic Township Subdivision No. 8 recorded in Plat Book 19
Page 4896, of the Holmes County Plat Records.

Lot 1 contains 8.504 acres, but is subject to all highways and easements of record.

Mechanic Township Subdivision No. 8 is situated in the southeast quarter of Section 19, Mechanic Township, T-8 N, R-6 W, 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 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 19, Mechanic Township, T-8 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed Mark J. Mast and Mary Mast in Official Record vol. 264 page 7115, PN 1300462001.

Commencing at a 5/8 inch rebar found marking the northwest corner of the southeast quarter of Section 19, thence S 89 degrees 18' 44" E 611.45 feet along the quarter section line to a 5/8 inch rebar found, thence S 13 degrees 03' 34" E 176.87 feet along Sam A. Schlabach and Clara S. Schlabach's (O.R. 192 page 659) west line to a 5/8 inch rebar found, thence S 53 degrees 22' 52" E 241.13 feet along said Schlabach's west line and along Abe J. Yoder and Mary Yoder's (O.R. 222 page 1522) west line to a 5/8 inch rebar found, thence S 46 degrees 18' 56" W 75.52 feet along said Yoder's west line to a 5/8 inch rebar found, thence S 46 degrees 41' 16" E 653.39 feet along said Yoder's south line to a 5/8 inch rebar found, thence S 00 degrees 42' 02" W 128.95 feet along said Yoder's west line to a 5/8 inch rebar found, thence S 89 degrees 17' 56" E 50.00 feet along said Yoder's south line to a 5/8 inch rebar found in the center of T.R. 116, thence S 00 degrees 42' 02" W 25.00 feet along the centerline of T.R. 116 to a point the TRUE POINT OF BEGINNING.

thence with the following THREE (3) COURSES along the centerline of a 50 foot common access easement:

- 1) N 89 degrees 17' 56" W 59.14 feet through the lands of said Mast to a point;
- 2) N 54 degrees 25' 06" W 168.07 feet through the lands of said Mast to a point;
- 3) N 48 degrees 26' 39" W 347.49 feet through the lands of said Mast to a point and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".
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.
September 29, 2022



Donald C. Baker P.S. 6938



Parcel Number: 1300462021

FILE DESCRIPTION
Holmes County Map Office
1/3/2023

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