

**Description – Lot 1**

Being Lot 1 of Mechanic Township Subdivision No. 6 recorded in Plat Book 19  
Page 4628, of the Holmes County Plat Records.

Lot 1 contains 7.031 acres, but is subject to all highways and easements of record.

Mechanic Township Subdivision No. 6 is situated in the southwest 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 southwest quarter of Section 19, Mechanic Township, T-8 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to Atlee M. Miller and Laura E. Miller in Official Record vol. 256 page 2275, PN 1300546001.

Commencing at a 5/8 inch rebar found marking the northeast corner of the southwest quarter of Section 19, thence N 89 degrees 52' 09" W 1326.70 feet along the quarter section line to a 5/8 inch rebar found, thence S 00 degrees 48' 11" W 225.82 feet along John I. Troyer and Miriam N. Troyer's (O.R. 270 page 7309) west line to a point in the center of C.R. 61, thence N 49 degrees 02' 31" W 32.71 feet along the centerline of C.R. 61 to a point the TRUE POINT OF BEGINNING.

Thence with the following FOUR (4) COURSES along the centerline of a 50 foot common access easement:

- 1) S 00 degrees 48' 11" W 474.49 feet through the lands of said Miller to a point;
- 2) S 37 degrees 11' 14" W 194.00 feet through the lands of said Miller to an iron pin set;
- 3) S 51 degrees 08' 32" W 99.55 feet through the lands of said Miller to an iron pin set;
- 4) S 88 degrees 58' 27" W 218.21 feet through the lands of said Miller to an iron pin set 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.

This survey made and description prepared by Aaron L. Gerber, P.S. 8379, October 7, 2021

  
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Aaron L. Gerber P.S. 8379



Parcel Number: 1300546003

**FILE DESCRIPTION**  
Holmes County Map Office  
2/22/2022