

### Description – Lot 3

Being Lot 3 of Hauderson Acres Subdivision Replat No. 1 recorded in Plat Book  
19 Page 5114, of the Holmes County Plat Records.

Lot 3 contains 1.421 acres, but is subject to all highways and easements of record.

Hauderson Acres Subdivision Replat No. 1 is situated in Lot 17, First Quarter, Monroe Township, T-9 N, R-8 W, 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 a 50 foot common access easement for the purpose of ingress, egress, and general utilities, and further described as follows:

Being part of Lot 17, First Quarter, Monroe Township, T-9 N, R-8 W, Holmes County, Ohio, also known as part of the lands conveyed to Jac N. Neville and Tessa R. Neville in Official Record vol. 228 page 2286.

Commencing at a point at the intersection of C.R. 314 and S.R. 39 marking the southeast corner of Lot 17, thence N 01 degrees 55' 04" E 664.76 feet along the lot line to a point, thence N 89 degrees 39' 27" W 725.98 feet along Loder Farms, LLC's (O.R. 249 page 4308) south line and along the south line of Lot 1 of Rolling Hills Subdivision (Plat vol. 2 page 439) and along David A. Wengerd and Kathleen Wengerd's (O.R. 246 page 3992) south line to a 5/8 inch rebar found in the center of T.R. 264, thence N 53 degrees 06' 20" W 160.87 feet along the centerline of T.R. 264 to a point, thence N 54 degrees 28' 07" W 49.85 feet along the centerline of T.R. 264 to a point the TRUE POINT OF BEGINNING.

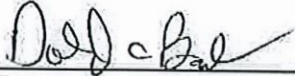
thence with the following FOUR (4) COURSES along the centerline of a 50 foot common access easement:

- 1) N 87 degrees 37' 38" W 42.12 feet through the lands of said Neville to a point;
- 2) N 70 degrees 05' 50" W 147.22 feet through the lands of said Neville to a point;
- 3) N 63 degrees 27' 35" W 179.92 feet through the lands of said Neville to a point;
- 4) S 80 degrees 19' 19" W 61.23 feet through the lands of said Neville to a point on the east line of said Lot 3 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,  
June 22, 2023

  
Donald C. Baker P.S. 6938



Parcel Number: 1400346002

**FILE DESCRIPTION**  
Holmes County Map Office  
10/6/2023

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