

Description – Lot 3

Being Lot 3 of Safe Seven Subdivision Replat No. 1 recorded in Plat Book 19
Page 5106, of the Holmes County Plat Records.

Lot 3 contains 1.419 acres, but is subject to all highways and easements of record.

Safe Seven Subdivision Replat No. 1 is situated in Lot 13, First Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio.

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

Note: Lot 3 is subject to and has access by a shared 50 foot easement for the purpose of ingress and egress, further described as follows:

Being part of Lot 13, First Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to Anderson Safe Properties, Ltd. in Official Record vol. 100 page 371, PN 0100247020.

Commencing at a R.R. spike found in C.R. 201 marking the southeast corner of Lot 13, thence N 00 degrees 34' 28" E 437.43 feet along the lot line and along C.R. 201 to a point at the intersection of C.R. 201 and C.R. 203, thence S 89 degrees 15' 31" W 208.71 feet along the centerline of C.R. 203 to a R.R. spike found, thence N 88 degrees 56' 58" W 53.47 feet along the centerline of C.R. 203 to a point the TRUE POINT OF BEGINNING.

thence N 00 degrees 13' 11" E 55.00 feet along the centerline of a shared 50 foot easement and through the lands of said Anderson Safe Properties, Ltd. to a point and THERE ENDS.

Note: Lot 3 is also subject to and granted the use of a 24 foot secondary easement for the purpose of ingress and egress, further described as follows:

Being part of Lot 13, First Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to Anderson Safe Properties, Ltd. in Official Record vol. 100 page 371, PN 0100247020.

Commencing at a R.R. spike found in C.R. 201 marking the southeast corner of Lot 13, thence N 00 degrees 34' 28" E 635.62 feet along the lot line and along C.R. 201 to a point, thence S 89 degrees 15' 31" W 226.40 feet along Beechy Properties II, LLC's (O.R. 278 page 4443) south line to a point the TRUE POINT OF BEGINNING.

thence with the following THREE (3) COURSES along the centerline of a 24 foot secondary easement:

- 1) S 00 degrees 13' 11" W 12.00 feet through the lands of said Anderson Safe Properties, Ltd. to a point;
- 2) S 89 degrees 15' 31" W 44.01 feet through the lands of said Anderson Safe Properties, Ltd. to a point;
- 3) S 00 degrees 13' 11" W 129.37 feet through the lands of said Anderson Safe Properties, Ltd. 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.

July 25, 2023



Donald C. Baker P.S. 6938



Parcel Number: 0100247062

FILE DESCRIPTION

Holmes County Map Office

9/19/2023