

Description - Lot 3

Being Lot 3 of Abby Stables Subdivision recorded in Plat Book 2 Page 624, of the Holmes County Plat Records.

Lot 3 contains 9.394 acres, but is subject to all highways and easements of record.

Abby Stables Subdivision is situated in the southeast quarter of Section 7 and the northeast and northwest quarters of Section 14, Clark Township, T-8 N, R-4 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 a part of the northeast quarter of Section 14, Clark Township, T-8 N, R-4 W, Holmes County, Ohio, also known as part of the lands conveyed to Marion R. Beachy, Trustee in Official Record vol. 274 page 1126, PN 0200024005.

Commencing at a stone found on the Tuscarawas County line marking the southeast corner of the northeast quarter of Section 14, thence N 88 degrees 47' 38" W 2422.55 feet along the quarter section line to a point, thence N 00 degrees 48' 38" W 91.11 feet along Elaine Beach's (O.R. 237 page 1021 and O.R. 254 page 5287) east line to a 5/8 inch rebar found, thence S 85 degrees 17' 46" W 171.04 feet along said Beach's north line to a 5/8 inch rebar found, thence N 38 degrees 44' 41" W 928.04 feet along Delon V. Troyer and Elizabeth J. Troyer's (O.R. 169 page 3062) north line to a point in the center of S.R. 93, thence N 28 degrees 13' 48" E 89.35 feet along the centerline of S.R. 93 to a point, thence N 36 degrees 13' 48" E 110.86 feet along the centerline of S.R. 93 to a point, thence N 35 degrees 47' 20" E 859.70 feet along the centerline of S.R. 93 to a point the TRUE POINT OF BEGINNING.

thence S 54 degrees 53' 24" E 130.00 feet along the centerline of a 50 foot common access easement and through the lands of said Beachy to a point 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.

This survey made and description prepared by Donald C. Baker, P.S. 6938. November 1, 2021


Donald C. Baker P.S. 6938



Parcel Number: 0200024008

FILE DESCRIPTION
Holmes County Map Office
1/11/2022