

Description – Lot 1A

Being Lot 1A of Killbuck Township Subdivision No. 3 recorded in Plat Book 2
Page 638 of the Holmes County Plat Records.

Lot 1A contains 11.574 acres, but is subject to all highways and easements of record.

Killbuck Township Subdivision No. 3 is situated in the northeast and southeast quarters of Section 23, Killbuck Township, and the southwest quarter of Section 22, Mechanic Township, T-8 N, R-7 W, Holmes County, Ohio.

Note: Lot 1A is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

Note: Lot 1A is always to be transferred with Lot 1B.

Note: Lot 1A 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 the northeast and southeast quarters of Section 23, Killbuck Township, T-8 N, R-7 W, Holmes County, Ohio, also known as part of the lands conveyed to M S Acres, LLC in Official Record vol. 284 page 399, PN 0800158009.

Commencing at a 5/8 inch rebar found marking the southwest corner of the northeast quarter of Section 23, thence S 88 degrees 35' 26" E 1335.46 feet along the quarter section line and along T.R. 85 to a point at the intersection of T.R. 85 and T.R. 80, thence N 01 degrees 10' 34" E 35.00 feet along the centerline of T.R. 80 to a point the TRUE POINT OF BEGINNING.

thence with the following TWO (2) COURSES along the centerline of a 50 foot common access easement:

- 1) S 88 degrees 35' 26" E 685.08 feet through the lands of said M S Acres, LLC to a point;
- 2) S 01 degrees 18' 29" W 300.00 feet (passing into the southeast quarter of Section 23) through the lands of said M S Acres, LLC 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 (2011 Adjustment).

This survey made and description prepared by Donald C. Baker, P.S. 6938,
December 23, 2022



Donald C. Baker

P.S. 6938



Parcel Number: 0800158010

FILE DESCRIPTION
Holmes County Map Office
3/28/2023