

Description – Lot 1

Being Lot 1 of Mechanic Township Subdivision No. 3 recorded in Plat Book 19
Page 3989, of the Holmes County Plat Records.

Lot 1 contains 3.570 acres, but is subject to all easements of record.

Mechanic Township Subdivision No. 3 is situated in the northeast quarter of Section 1, 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 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 1, Mechanic Township, T-8 N, R-6 W, Holmes County, Ohio, also known as a part of the lands conveyed to Paul D. Shetler, Co-Trustee and Mary Ann Shetler, Co-Trustee in Official Record vol. 255 page 1278, PN 1200043013.

Commencing at a 5/8 inch rebar found on the Berlin Township line and on the Clark Township line marking the northeast corner of the northeast quarter of Section 1, thence N 89 degrees 57' 06" W 672.88 feet along Berlin Township line and along the section line to a 5/8 inch rebar found, thence S 12 degrees 03' 33" W 771.12 feet along Daniel Miller and Gertie Miller's (O.R. 37 page 211) east line and along Emery A. Weaver and Elsie R. Weaver's (O.R. 123 page 226) east line to an iron pin set, thence S 75 degrees 28' 19" E 132.51 feet through the lands of said Shetler to an iron pin set, thence S 16 degrees 33' 01" W 263.09 feet through the lands of said Shetler to an iron pin set, thence N 85 degrees 09' 05" E 26.85 feet through the lands of said Shetler to a point the TRUE POINT OF BEGINNING.

thence with the following THREE (3) COURSES:

- 1) S 16 degrees 33' 01" W 79.21 feet along the centerline of said 50 foot common access easement and through the lands of said Shetler to a point;
- 2) S 06 degrees 01' 12" W 130.88 feet along the centerline of said 50 foot common access easement and through the lands of said Shetler to a point;
- 3) S 21 degrees 32' 46" W 108.79 feet along the centerline of said 50 foot common access easement and through the lands of said Shetler to a point in the center of T.R. 123 and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Bearings from Plat vol. 19 page 1226.

This survey made and description prepared by Donald C. Baker, P.S. 6938.
October 3, 2019



Donald C. Baker P.S. 6938



Parcel Number: 1200043015

