

Description - Lot 1

Being Lot 1 of Mechanic Township Subdivision No. 4 recorded in Plat Book
19 Page 4301, of the Holmes County Plat Records.

Lot 1 contains 6.270 acres, but is subject to all highways and easements of record.

Mechanic Township Subdivision No. 4 is situated in the northeast quarter of Section 20,
Mechanic Township, T-8 N, R-7 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 20, Mechanic Township, T-8 N, R-7 W,
Holmes County, Ohio, also known as part of the lands conveyed to David H. Garrett in
Official Record vol. 257 page 5745, PN 1300108001.

Commencing at a 5/8 inch rebar found marking the southeast corner of the northeast
quarter of Section 20, thence N 88 degrees 52' 23" W 854.69 feet along the quarter
section line to a 5/8 inch rebar found, thence N 00 degrees 31' 53" E 775.50 feet along
Bloomfield Water Company, Inc.'s (Deed vol. 242 page 859) east line to a 5/8 inch rebar
found, thence N 88 degrees 51' 44" W 1216.70 feet along said Bloomfield Water
Company, Inc.'s north line to a 5/8 inch rebar found, thence N19 degrees 51' 17" E
151.52 feet along Thomas D. Evans and Terry M. Evans's (O.R. vol. 255 page 1478 and
O.R. vol. 255 page 2169) east line to a 5/8 inch rebar found, thence N 88 degrees 51'
44" W 181.90 feet along said Evans's north line to a point in the center of S.R. 83,
thence N 19 degrees 51' 17" E 26.40 feet along the centerline of S.R. 83 to a point the
TRUE POINT OF BEGINNING.

thence S 88 degrees 51' 44" E 173.43 feet along the centerline of said 50 foot common
access easement 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.

This survey made and description prepared by Donald C. Baker, P.S. 6938.
December 9, 2020


Donald C. Baker P.S. 6938



Parcel Number: 1300108002

FILE DESCRIPTION
Holmes County Map Office
2/10/2021