

Description - Lot 1

Being Lot 1 of Mechanic Township Subdivision No. 1 recorded in Plat Book 19, Page 3702, of the Holmes County Plat Records.

Lot 1 contains 46.429 acres, but is subject to all highways and easements of record.

Mechanic Township Subdivision No 1 is situated in the southeast quarter of Section 12, 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 as shown on the Subdivision Plat and further described as follows:

Being a part of the southeast quarter of Section 12, Mechanic Township, T-8 N, R-7 W, Holmes County, Ohio.

Commencing at a stone found marking the northwest corner of the southeast quarter of Section 12, thence S 88 degrees 30' 34" E 148.50 feet along the quarter section line to an iron pin set, thence S 01 degrees 05' 47" W 1669.84 feet along Mark P. Hoxworth, Michael R. Hoxworth and Jerry A. Hoxworth, Jr.'s (O.R. vol. 256 page 615) east line to a 5/8 inch rebar found, thence continuing S 01 degrees 05' 47" W 40.62 feet along said Hoxworth's east line to a point in T.R. 104 the TRUE POINT OF BEGINNING.

thence with the following THREE (3) COURSES along the centerline of said 50 foot common access easement:

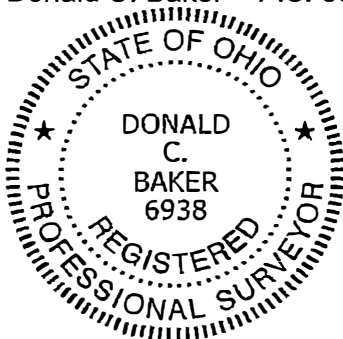
- 1) S 88 degrees 54' 13" E 25.00 feet to a point;
- 2) N 01 degrees 05' 47" E 29.82 feet to a point;
- 3) N 31 degrees 32' 27" E 50.38 feet to a point and THERE ENDS.

The above described 50 foot common access easement is for the purpose of ingress, egress and general utilities.

This survey made and description prepared by Donald C. Baker, P.S. 6938.
January 14, 2019



Donald C. Baker P.S. 6938



Parcel Number: 1300194002

