

Description - Lot 1

Being Lot 1 of Clark Township Subdivision No. 9 recorded in Plat Book 19
Page 4632, of the Holmes County Plat Records.

Lot 1 contains 5.000 acres, but is subject to all highways and easements of record.

Clark Township Subdivision No. 9 is situated in the southeast quarter of Section 23,
Clark Township, T-8 N, R-5 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 and is subject to a 50 foot common access easement for the
purpose of ingress, egress and general utilities and further described as follows:

Being part of the southeast quarter of Section 23, Clark Township, T-8 N, R-5 W,
Holmes County, Ohio, also known as part of the lands conveyed to MND Land Holdings,
LLC in Official Record vol. 265 page 6015, PN 0200615015.

Commencing at a 5/8 inch rebar found marking the northeast corner of the southeast
quarter of Section 23, thence S 00 degrees 49' 38" W 1297.83 feet along the section line
to a 5/8 inch rebar found, thence N 79 degrees 34' 15" W 549.39 feet along the north
line of Lot 3 of Windy Lane Acres Subdivision First Addition (Plat vol. 19 page 2863) and
along John I. Miller's (O.R. 255 page 2678) north line to a 5/8 inch rebar found, thence N
51 degrees 10' 06" W 910.53 feet along Ivan A. Miller and Erma J. Miller's (O.R. 253
page 2463) north line to a point in the center of S.R. 643, thence N 39 degrees 22' 05" E
84.53 feet along the centerline of S.R. 643 to a point the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES along the centerline of a 50 foot common
access easement:

- 1) S 55 degrees 34' 32" E 269.96 feet through the lands of said MND Land Holdings,
LLC to a point;
- 2) S 68 degrees 58' 06" E 202.91 feet through the lands of said MND Land Holdings,
LLC to an iron pin set;
- 3) S 23 degrees 34' 56" E 164.48 feet through the lands of said MND Land Holdings,
LLC to an iron pin set;
- 4) S 60 degrees 35' 44" E 133.47 feet through the lands of said MND Land Holdings,
LLC to an iron pin set on the west line of Lot 2 of Clark Township Subdivision No. 9
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 28, 2021


Donald C. Baker P.S. 6938



Parcel Number: 0200615018

FILE DESCRIPTION
Holmes County Map Office
2/25/2022