

Description - Lot 1

Being Lot 1 of Mechanic Township Subdivision No. 5 recorded in Plat Book
19 Page 4712, of the Holmes County Plat Records.

Lot 1 contains 1.000 acres, but is subject to all highways and easements of record.

Mechanic Township Subdivision No. 5 is situated in Lot 18, Third Quarter, Mechanic Township, T-8 N, R-6 W, Holmes County, Ohio and in the northwest quarter of Section 4, Second Quarter, Mill Creek Township, T-7 N, R-6 W, Coshocton 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 Lot 18, Third Quarter, Mechanic Township, T-8 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to William Blizzard and Vickie Blizzard in Deed vol. 267 page 223, PN 1300021001 and part of the lands conveyed to Samantha Blizzard and Kenneth Blizzard in Official Record vol. 251 page 6342, PN 1300021000.

Commencing at a 5/8 inch rebar found on the Coshocton County line and the Mill Creek Township line marking the southwest corner of Lot 18, thence S 89 degrees 12' 04" E 25.00 feet along the Coshocton County line and the Mill Creek Township line and the lot line to a point the TRUE POINT OF BEGINNING.

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

- 1) N 01 degrees 05' 36" E 25.00 feet through the lands of said William Blizzard and Vickie Blizzard to a point;
- 2) S 89 degrees 12' 04" E 366.63 feet through the lands of said William Blizzard and Vickie Blizzard and through the lands of said Samantha Blizzard and Kenneth Blizzard to a point;
- 3) N 09 degrees 42' 56" E 624.35 feet through the lands of said Samantha Blizzard and Kenneth Blizzard to a point on the south line of the above described Lot 1 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.

June 1, 2021


Donald C. Baker P.S. 6938



Parcel Number: 1300021002

FILE DESCRIPTION

Holmes County Map Office
6/3/2022