

**Description - Lot 1**

Being Lot 1 of Mechanic Township Subdivision No. 7 recorded in Plat Book  
2 Page 625, of the Holmes County Plat Records.

Lot 1 contains 16.035 acres, but is subject to all highways and easements of record.

Mechanic Township Subdivision No. 7 is situated in Lot 32, Second Quarter, Mechanic Township, T-8 N, R-6 W, and in the southeast quarter of Section 10, 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 Lot 32, Second Quarter, Mechanic Township, T-8 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to William J. Dugan, Trustee of the William V. Dugan Family Trust in Official Record vol. 277 page 5827, PN 1300077001.

Commencing at a point in C.R. 58 marking the northeast corner of Lot 32, thence S 00 degrees 58' 03" W 25.00 feet along the lot line and along C.R. 58 to a point the TRUE POINT OF BEGINNING.

thence N 88 degrees 44' 21" W 650.00 feet along the centerline of a 50 foot common access easement and through the lands of said Dugan 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 21, 2021



Donald C. Baker P.S. 6938



Parcel Number: 1300077002

**FILE DESCRIPTION**  
Holmes County Map Office  
2/7/2022