

Description – Lot 3

Being Lot 3 of Skyvista Subdivision Replat No. 1 recorded in Plat Book 19 Page 5656, of the Holmes County Plat Records.

Lot 3 contains 1.272 acres, but is subject to all highways and easements of record.

Skyvista Subdivision Replat No. 1 is situated in Lot 21, First Quarter, T-9 N, R-6 W, Berlin Township, Holmes County, Ohio.

Note: Lot 3 is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

Note: Lot 3 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 Lot 21, First Quarter, T-9 N, R-6 W, Berlin Township, Holmes County, Ohio, also known as part of the lands conveyed to Kevin C. Yoder and Judy Lynn Yoder in Deed vol. 245 page 361, PN 0100786000.

Commencing at a 5/8 inch rebar found marking the southeast corner of Lot 21, thence N 88 degrees 28' 39" W 334.80 feet along the lot line to a point, thence N 00 degrees 35' 17" E 593.63 feet along said Yoder's (PN 0100787000) east line and along Christopher J. Dages and Debra L. Mullet's (O.R. 248 page 649) east line to a 3/4 inch rod found, thence S 83 degrees 08' 31" W 81.16 feet along said Dages and Mullet's north line to an iron pin set, thence S 01 degree 11' 33" W 300.50 feet along said Dages and Mullet's west line to a point on said Yoder's (PN 0100787000) north line and in T.R. 1012 aka Parkwood Drive, thence N 88 degrees 50' 01" W 433.98 feet along said Yoder's (PN 0100787000) north line and along T.R. 1012 aka Parkwood Drive to a point the TRUE POINT OF BEGINNING.

Thence with the following FIVE (5) COURSES along the centerline of a 50 foot common access easement:

- 1) N 09 degrees 27' 22" E 108.68 feet through the lands of said Yoder (PN 0100786000) to a point;
- 2) N 21 degrees 27' 24" E 77.71 feet through the lands of said Yoder (PN 0100786000) to a point;
- 3) N 40 degrees 55' 06" E 45.75 feet through the lands of said Yoder (PN 0100786000) to a point;

- 4) N 74 degrees 06' 33" E 77.42 feet through the lands of said Yoder (PN 0100786000) to a point;
- 5) N 06 degrees 51' 29" W 21.34 feet through the lands of said Yoder (PN 0100786000) to a point on the south line of Lot 2 of Skyvista Subdivision Replat No. 1 and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938".
Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83,
2011 Adjustment.

This survey made and description prepared by Donald C. Baker, P.S. 6938.
August 28, 2024



Donald C. Baker

P.S. 6938



PPN : 0100786001

FILE DESCRIPTION

Holmes County Map Office

10 / 1 / 2025