

Description – Lot 1

Being Lot 1 of Mechanic Township Subdivision No. 12 recorded in Plat Book 19
Page 5600 of the Holmes County Plat Records.

Lot 1 contains 2.203 acres, but is subject to all highways and easements of record.

Mechanic Township Subdivision No. 12 is situated in the southeast quarter of Section 2, 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 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 a part of the southeast quarter of Section 2, T-8 N, R-7 W, Mechanic Township, Holmes County, Ohio, also known as part of the lands conveyed to Joe D. Hershberger in Official Record vol. 251 page 85 and Official Record vol. 290 page 2460, PN 1300117000.

Commencing at a 5/8 inch rebar found marking the southeast corner of the southeast quarter of Section 2, thence N 88 degrees 45' 52" W 733.19 feet along the section line to a point, thence N 01 degree 26' 01" E 182.69 feet along Bonnie J. Hershberger's (O.R. 251 page 85 and O.R. 290 page 2457) west line to a 5/8 inch rebar found, thence N 13 degrees 56' 52" E 195.12 feet along said Hershberger's west line to a point in a stream, thence N 82 degrees 24' 18" W 263.20 feet along William R. Smith and Patricia A. Smith's (D.V. 252 page 14) south line to a 5/8 inch rebar found, thence N 12 degrees 54' 28" E 194.23 feet along said Smith's west line to a 5/8 inch rebar found on the south right-of-way line of S.R. 83, thence N 75 degrees 56' 46" W 115.13 feet along the south right-of-way line of S.R. 83 to an iron pin set the TRUE POINT OF BEGINNING.

thence S 10 degrees 04' 11" W 220.04 feet along the centerline of a 50 foot common access easement and through the lands of said Joe D. Hershberger to a point on the south line of the above described Lot 1 and THERE ENDS.

Lot 1 is also subject to an existing 20 foot easement recorded in Plat vol. 5 page 95.

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, 2011 adjustment.

This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
January 20, 2025



Aaron L. Gerber P.S. 8379



Parcel Number: 1300117003

FILE DESCRIPTION
Holmes County Map Office
7/18/2025