

Description - Lot 1

Being Lot 1 of Monroe Twp. Subdivision recorded in Plat Book 19 Page 4052 of the Holmes County Plat Records.

Lot 1 contains 3.689 acres, but is subject to all easements of record.

Monroe Twp. Subdivision is situated in Lot 31 of the Third Quarter, Monroe Township, T-9 N, R-8 W, Holmes County, Ohio.

Note: Lot 1 is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

The above described Lot 1 has access by a 50 foot easement for the purpose of ingress, egress and general utilities, and further described as follows:

Being a part of Lot 31 of the Third Quarter, Monroe Township, T-9, R-8, Holmes County, Ohio, also known as a part of the lands conveyed to Douglas W. and Brenda J. Hostettler in Deed vol. 254 page 356 and Deed vol. 274 page 178 , PPN 1400550001 and PPN 1400550003.

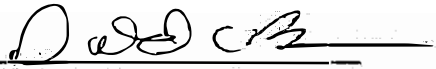
Commencing at a 1/2 inch pipe found marking the northwest corner of said Lot 31, thence S 88 degrees 44' 43" E 890.52 feet along the lot line to a point in T.R. 252 the TRUE POINT OF BEGINNING.

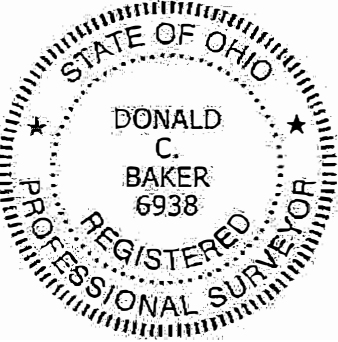
thence with the following THREE (3) COURSES along the centerline of said 50 foot easement and through the lands of said Hostettler:

- 1) S 09 degrees 56' 28" E 157.30 feet to a point;
- 2) S 05 degrees 09' 00" W 119.22 feet to a point;
- 3) N 84 degrees 51' 00" W 25.00 feet to a point on the east line of the above described Lot 1 and THERE ENDS.

All iron pins set are 5/8 inch rebars with an identification cap marked "Baker 6938". Bearings from Plat vol. 16 page 143.

This survey made and description prepared by Donald C. Baker, P.S. 6938. September 10, 2018


Donald C. Baker P.S. 6938



Parcel Number: 1400550004

FILE DESCRIPTION
Holmes County Map Office
5/7/2020