

Description 0.232 acre parcel

Being part of Lot 24, Fourth Quarter, T-9 N, R-8 W, Monroe Township, Holmes County, Ohio, also known as part of the lands conveyed to Daniel L. Wagner and Connie M. Wagner in Official Record vol. 267 page 1700, PN 1400122000.

Described as follows:

Beginning at a 1/2 inch pipe found marking the northeast corner of Lot 24 the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 01 degree 40' 26" W 95.81 feet along the lot line to a point in S.R. 60, witnessed by an iron pin set N 01 degree 40' 26" E 42.69 feet;
- 2) N 62 degrees 54' 34" W 184.00 feet along Donald D. Schonauer and Rebecca S. Burger-Schonauer's (O.R. 192 page 1728) north line and partly along S.R. 60 and partly along T.R. 252 to a point;
- 3) N 61 degrees 40' 19" W 47.91 feet along the centerline of T.R. 252 to a point on the lot line, witnessed by a 5/8 inch rebar found S 87 degrees 03' 02" E 75.12 feet;
- 4) S 87 degrees 03' 02" E 209.06 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 0.232 acres, but subject to all highways and easements of record. To be transferred with the 17.500 acre parcel.

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.

See Holmes County Plat Book 19, page 5511 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
January 9, 2025

  
Donald C. Baker P.S. 6938



Parcel Number: 1400122001

**FILE DESCRIPTION**

Holmes County Map Office

3/20/2025