

Description 17.500 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:

Commencing at a stone found on the Killbuck Township line marking the southeast corner of Lot 24, thence N 01 degree 32' 02" E 1110.79 feet along the lot line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following TEN (10) COURSES:

- 1) N 29 degrees 10' 18" W 1324.14 feet along said Wagner's (D.V. 261 page 214) east line and along Jeffrey T. Strouse and Patti J. Strouse's (D.V. 263 page 248) east line to a 5/8 inch rebar found;
- 2) S 71 degrees 04' 51" W 50.58 feet along said Strouse's north line to a 1/2 inch pipe found;
- 3) N 27 degrees 38' 36" W 304.42 feet along said Wagner's (O.R. 267 page 1700, PN 1400463000) east line to a 5/8 inch rebar found;
- 4) N 28 degrees 53' 17" W 304.18 feet along said Wagner's (O.R. 267 page 1700, PN 1400464000) east line to a point on the lot line and in T.R. 252, witnessed by a 5/8 inch rebar found S 28 degrees 53' 17" E 7.81 feet;
- 5) S 87 degrees 03' 02" E 750.30 feet along the lot line and partly along T.R. 252 to an iron pin set;
- 6) S 26 degrees 11' 30" E 115.55 feet along Donald D. Schonauer and Rebecca S. Burger-Schonauer's (O.R. 192 page 1728) west line to an iron pin set;
- 7) S 27 degrees 41' 30" E 223.00 feet along said Schonauer and Burger-Schonauer's west line to an iron pin set;
- 8) S 68 degrees 44' 34" E 123.00 feet along said Schonauer and Burger-Schonauer's south line to an iron pin set on the lot line;
- 9) S 01 degree 40' 26" W 1036.10 feet along the lot line to a 5/8 inch rebar found;
- 10) S 01 degrees 32' 02" W 255.87 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 17.500 acres, but subject to all highways and easements of record.

This parcel is subject to an existing 50 foot easement recorded in Plat vol. 14 page 421 and Plat vol. 8 page 633.

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: 1400122002

FILE DESCRIPTION

Holmes County Map Office

3/20/2025