

Description – Lot 1

Being Lot 1 of Monroe Township Subdivision No. 7 recorded in Plat Book 19
Page 5867, of the Holmes County Plat Records.

Lot 1 contains 1.644 acres, being 1.380 acres in Lot 3 and 0.264 acres in Lot 4 of the Second Quarter, but is subject to all highways and easements of record.

Monroe Township Subdivision No. 7 is situated in Lots 3 and 4 of the Second Quarter, T-9 N, R-8 W, Monroe Township, 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 a 50 foot common access easement for the purpose of ingress, egress, and general utilities, and further described as follows:

Being part of Lots 3 and 4 of the Second Quarter, T-9 N, R-8 W, Monroe Township, Holmes County, Ohio, also known as part of the lands conveyed to Holmes County Holdings, Ltd. in Official Record vol. 289 page 790, PN 1400155001.

Commencing at a R.R. spike found in T.R. 258 marking the southeast corner of Lot 4, thence N 02 degrees 00' 24" E 29.20 feet along the lot line and along T.R. 258 to a point in the center of S.R. 39 & S.R. 60, thence N 79 degrees 44' 27" W 226.38 feet along the centerline of S.R. 39 & S.R. 60 to a point the TRUE POINT OF BEGINNING.

thence S 11 degrees 29' 07" W 72.93 feet along the centerline of a 50 foot common access easement to a point and THERE ENDS.

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 Donald C. Baker, P.S. 6938.
December 5, 2025



Donald C. Baker

P.S. 6938

PPN: 1400155003

FILE DESCRIPTION
Holmes County Map Office
7/9/2026

