

Description 31.872 acre parcel

Being part of Lot 24, Fourth Quarter, T-9 N, R-8 W, Monroe Township, Holmes County, Ohio, also known as all of the lands conveyed to Daniel L. Wagner and Connie M. Wagner in Deed vol. 261 page 214, PN 1400166000.

Described as follows:

Beginning at a stone found on the Killbuck Township line marking the southeast corner of Lot 24 the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) N 88 degrees 36' 49" W 242.74 feet along the Killbuck Township line and along the lot line to a stone found;
- 2) N 88 degrees 29' 05" W 417.26 feet along the Killbuck Township line and along the lot line to an iron pin set;
- 3) N 10 degrees 34' 43" W 1762.48 feet along Jordan McDowell, Co-Settlor and Co-Trustee and Christina McDowell, Co-Settlor and Co-Trustee's (O.R. 286 page 6511) east line to a 5/8 inch rebar found;
- 4) N 79 degrees 00' 33" E 603.21 feet along Jeffrey T. Strouse and Patti J. Strouse's (D.V. 263 page 248) south line to a 5/8 inch rebar found;
- 5) S 29 degrees 10' 18" E 863.58 feet along said Wagner's (O.R. 267 page 1700) west line to a 5/8 inch rebar found on the lot line;
- 6) S 01 degree 32' 02" W 1110.79 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 31.872 acres, but subject to all highways and easements of record.

This parcel has access by 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: 1400166002

