

Description – Lot 1

Being Lot 1 of Monroe Township Subdivision No. 6 recorded in Plat Book 19
Page 5537, of the Holmes County Plat Records.

Lot 1 contains 7.625 acres, but is subject to all highways and easements of record.

Monroe Township Subdivision No. 6 is situated in Lot 25, Fourth 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 and is subject to a 50 foot common access easement for the purpose of ingress, egress, and general utilities, and further described as follows:

Being part of Lot 25, Fourth Quarter, T-9 N, R-8 W, Monroe Township, Holmes County, Ohio, also known as part of the lands conveyed to Casey L. Wagner, Co-Trustee and Christy E. Wagner, Co-Trustee in Official Record vol. 287 page 1741, PN 1400412007 and PN 1400412010.

Commencing at a 1/4 inch rod found in T.R. 55 marking the southwest corner of Lot 25, Fourth Quarter, thence N 02 degrees 03' 23" E 622.22 feet along the lot line and along T.R. 55 to a point the TRUE POINT OF BEGINNING.

thence S 88 degrees 08' 52" E 1000.00 feet along the centerline of a 50 foot common access easement and through the lands of said Wagner to a point on the west line of Lot 2 of Monroe Township Subdivision No. 6 and THERE ENDS.

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.

This survey made and description prepared by Donald C. Baker, P.S. 6938.
October 17, 2024


Donald C. Baker P.S. 6938



PPN: 1400412018