

Description 2.700 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 Official Record vol. 267 page 1700, PN 1400463000.

Described as follows:

Commencing at a 1/2 inch pipe found marking the northeast corner of Lot 24, thence N 87 degrees 03' 02" W 1029.62 feet along the lot line and partly along T.R. 252 to a point, thence S 28 degrees 53' 17" E 304.18 feet along said Wagner's (PN 1400122000) west line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 27 degrees 38' 36" E 304.42 feet along said Wagner's (PN 1400122000) west line to a 1/2 inch pipe found;
- 2) S 71 degrees 04' 51" W 413.31 feet along Jeffrey T. Strouse and Patti J. Strouse's (D.V. 263 page 248) north line to a 1/2 inch pipe found on Jordan McDowell, Co-Settlor and Co-Trustee and Christina McDowell, Co-Settlor and Co-Trustee's (O.R. 286 page 6511) east line;
- 3) N 09 degrees 54' 26" W 351.39 feet along said McDowell's east line to a 1/2 inch pipe found;
- 4) N 79 degrees 29' 35" E 315.49 feet along said Wagner's (PN 1400464000) south line to the TRUE POINT OF BEGINNING.

This parcel contains 2.700 acres, but subject to all highways and easements of record. To go to adjoiner.

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

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P.S. 6938



Parcel Number: 1400463001

FILE DESCRIPTION

Holmes County Map Office
3/20/2025