

Description - Lot 1

Being Lot 1 of Monroe Township Subdivision No. 2 recorded in Plat Book 19
Page 4455, of the Holmes County Plat Records.

Lot 1 contains 15.000 acres, but is subject to all highways and easements of record.

Monroe Township Subdivision No. 2 is situated in Lot 10, Second Quarter, Monroe Township, T-9 N, R-8 W, 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 easement for the purpose of ingress, egress and general utilities and further described as follows:

Being a part of Lot 10, Second Quarter, Monroe Township, T-9 N, R-8 W, Holmes County, Ohio, also known as part of the lands conveyed to John R. Martin in Deed vol. 221 page 761 and Deed vol. 248 page 46, PN 1400271000.

Commencing at a stone found marking the southeast corner of Lot 10, thence N 87 degrees 25' 49" W 1345.19 feet along the lot line to a 5/8 inch rebar found, thence N 00 degrees 05' 06" E 326.04 feet along the east line of Lot 2 of Way-Fare Subdivision (Plat vol. 18 page 249) and along Bryson J. Kline and Annie S. Kline's (O.R. 273 page 6044) east line to a 5/8 inch rebar found, thence N 87 degrees 25' 49" W 551.42 feet along the north line of Lot 2 of said Way-Fare Subdivision and along said Kline's north line to an iron pin set, thence N 01 degrees 58' 20" E 165.40 feet along the west line of said Lot 1 of Monroe Township Subdivision No. 2 to a point the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES along the centerline of a 50 foot easement:

- 1) N 55 degrees 08' 19" W 389.37 feet through the lands of said Martin to a point;
- 2) N 86 degrees 22' 14" W 276.83 feet through the lands of said Martin to a point;
- 3) N 83 degrees 00' 12" W 67.09 feet through the lands of said Martin to a point;
- 4) N 73 degrees 24' 31" W 74.24 feet through the lands of said Martin to a point in the center of T.R. 272 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.

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

April 21, 2021


Donald C. Baker P.S. 6938



Parcel Number: 1400271003

FILE DESCRIPTION
Holmes County Map Office
7/26/2021