

Description – Lot 1

Being Lot 1 of Monroe Township Subdivision No. 4 recorded in Plat Book 19
Page 4840, of the Holmes County Plat Records.

Lot 1 contains 11.165 acres, but is subject to all easements of record. Containing 1.378 acres in Lot 7 and 9.787 acres in Lot 10.

Monroe Township Subdivision No. 4 is situated in Lots 7 and 10 of the Third 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 common access easement for the purpose of ingress, egress, and general utilities, and further described as follows:

Being a part of Lots 7 and 10 of the Third Quarter, Monroe Township, T-9 N, R-8 W, Holmes County, Ohio, also known as part of the lands conveyed to Patrick A. Shriver in Official Record vol. 275 page 4738, PN 1400101002.

Commencing at a 5/8 inch rebar found marking the northwest corner of said Lot 7, thence S 01 degrees 49' 09" W 451.94 feet along the lot line to a point in the center of T.R. 257, thence S 77 degrees 36' 46" E 25.43 feet along the centerline of T.R. 257 to a point the TRUE POINT OF BEGINNING.

Thence with the following TWO (2) COURSES along the centerline of said 50 foot common access easement:

- 1) S 01 degrees 49' 09" W 517.06 feet through the lands of said Shriver to a point;
- 2) N 83 degrees 11' 27" W 482.94 feet (passing into said Lot 10) through the lands of said Shriver 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 Aaron L. Gerber, P.S. 8379.
August 24, 2022



Aaron L. Gerber P.S. 8379



Parcel Number: 1400101003

FILE DESCRIPTION
Holmes County Map Office
10/26/2022