

Description 3.499 acre parcel

Being part of Lot 25, Fourth Quarter, Monroe Township, T-9 N, R-8 W, Holmes County, Ohio, also known as part of the lands conveyed to Casey L. Wagner and Christy E. Wagner in Official Record vol. 276 page 4655, PN 1400412010.

Described as follows:

Commencing at a 1/4 inch rod found on the Killbuck Township line and in T.R. 55 marking the southwest corner of Lot 25, thence N 02 degrees 03' 23" E 297.22 feet along the lot line and along T.R. 55 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 88 degrees 08' 52" E 37.36 feet.

thence with the following FOUR (4) COURSES:

- 1) N 02 degrees 03' 23" E 300.00 feet along the lot line and along T.R. 55 to a point, witnessed by a 5/8 inch rebar found S 88 degrees 08' 52" E 27.87 feet;
- 2) S 88 degrees 08' 52" E 507.47 feet along Casey L. Wagner and Christy E. Wagner's (D.V. 278 page 915) south line to an iron pin set;
- 3) S 01 degrees 51' 08" W 300.00 feet through the lands of said Wagner (O.R. 276 page 4655) to an iron pin set on Joshua C. Dalessandro and Connie M. Dalessandro's (O.R. 264 page 3995) north line;
- 4) N 88 degrees 08' 52" W 508.54 feet along said Dalessandro's north line to the TRUE POINT OF BEGINNING.

This parcel contains 3.499 acres, but subject to all highways and easements of record.

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.

See Holmes County Plat Book 19, page 4553 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
August 11, 2021

Donald C. Baker

P.S. 6938



Parcel Number: 1400412017

FILE DESCRIPTION
Holmes County Map Office
11/19/2021