

Description 0.638 acre parcel

Being part of Lot 23 of the Fourth Quarter, T-9 N, R-6 W, Berlin Township, Holmes County, Ohio, also known as part of the lands conveyed to Ervin N. Yoder and Sara Ann Yoder in Official Record vol. 200 page 3394, PN 0100843000.

Described as follows:

Commencing at a point marking the southeast corner of Lot 23, thence N 88 degrees 58' 55" W 49.20 feet along the lot line and along the Mechanic Township line to a point in T.R. 355, thence N 01 degree 01' 05" E 15.00 feet along Junior A. Yoder and Anna Yoder's (O.R. vol. 247 page 3173) east line to a point in the center of T.R. 355, thence N 80 degrees 35' 21" W 330.51 feet along the centerline of T.R. 355 to a point, thence N 00 degrees 07' 47" E 396.76 feet along Nelson E. Troyer and Ruby Troyer's (O.R. vol. 269 page 6661) east line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 81 degrees 13' 45" W 101.22 feet long said Troyer's north line to an iron pin set on said Troyer's (O.R. vol. 177 page 1247) east line;
- 2) N 00 degrees 07' 47" E 271.28 feet along said Troyer's east line to a 5/8 inch rebar found;
- 3) N 76 degrees 15' 21" E 104.52 feet through the lands of said Ervin N. Yoder and Sara Ann Yoder to an iron pin set;
- 4) S 00 degrees 25' 47" W 280.69 feet through the lands of said Ervin N. Yoder and Sara Ann Yoder to the TRUE POINT OF BEGINNING.

This parcel contains 0.638 acres, but subject to all easements of record.
To go to adjoiner.

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.

See Holmes County Plat Book 19, page 5088 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
June 29, 2023

Donald C. Baker P.S. 6938



Parcel Number: 0100843002

FILE DESCRIPTION

Holmes County Map Office
9/5/2023