

Description 2.431 acre parcel

Being part of Lot 35, Fourth Quarter, T-9 N, R-9 W, Knox Township, Holmes County, Ohio, also known as part of the lands conveyed to Alvin I. Yoder and Betty L. Yoder in Official Record vol. 276 page 5382, PN 1100490002.

Described as follows:

Commencing at a point marking the northwest corner of Lot 35, thence S 89 degrees 48' 59" E 922.07 feet along the lot line to a point in the center of C.R. 50, thence S 47 degrees 08' 50" E 150.00 feet along the centerline of C.R. 50 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 02 degrees 44' 42" W 35.54 feet.

thence with the following ELEVEN (11) COURSES:

- 1) S 51 degrees 00' 08" E 141.58 feet along the centerline of C.R. 50 to a point;
- 2) S 58 degrees 17' 50" E 353.65 feet along the centerline of C.R. 50 to a point;
- 3) S 62 degrees 16' 03" E 104.68 feet along the centerline of C.R. 50 to a point;
- 4) S 66 degrees 08' 36" E 34.69 feet along the centerline of C.R. 50 to a point, witnessed by an iron pin set S 50 degrees 34' 57" W 21.87 feet;
- 5) S 50 degrees 34' 57" W 193.79 feet through the lands of said Yoder to an iron pin set;
- 6) N 68 degrees 00' 58" W 44.43 feet through the lands of said Yoder to an iron pin set;
- 7) S 21 degrees 44' 08" W 38.00 feet through the lands of said Yoder to an iron pin set;
- 8) N 68 degrees 15' 56" W 119.87 feet through the lands of said Yoder to an iron pin set;
- 9) N 27 degrees 07' 21" E 38.17 feet through the lands of said Yoder to an iron pin set;
- 10) N 53 degrees 24' 02" W 307.43 feet through the lands of said Yoder to an iron pin set on Raymond E. Weaver and Laura A. Weaver's (O.R. 288 page 1416) east line;
- 11) N 02 degrees 44' 42" E 218.00 feet along said Weaver's east line to the TRUE POINT OF BEGINNING.

This parcel contains 2.431 acres, but subject to all highways and easements of record.

The grantor reserves a 40 foot secondary easement for the purpose of ingress and egress, further described as follows:

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thence S 50 degrees 34' 57" W 40.00 feet along the centerline of a 40 foot secondary easement and through the lands of said Yoder to a point and THERE ENDS.

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 5470 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
December 13, 2024

Donald C. Baker

P.S. 6938



**FILE DESCRIPTION**

Holmes County Map Office

1/9/2025