

Description 94.505 acre parcel

Being part of Lots 21 and 22, Second Quarter, T-8 N, R-6 W, Mechanic Township, Holmes County, Ohio, also known as part of the lands conveyed to Noah H. Yoder and Clara Yoder in Official Record vol. 145 page 6, PN 1300090000 and PN 1300088000.

Described as follows:

Beginning at a R.R. spike found in C.R. 407 marking the northeast corner of Lot 22 the TRUE POINT OF BEGINNING.

thence with the following TWENTY-FOUR (24) COURSES:

- 1) S 00 degrees 34' 10" W 1693.77 feet along the lot line and along T.R. 130 to an iron pin set marking the southeast corner of Lot 22;
- 2) S 00 degrees 34' 10" W 525.65 feet along the lot line and along T.R. 130 to a point, witnessed by an iron pin set S 76 degrees 16' 07" W 10.73 feet;
- 3) S 76 degrees 16' 07" W 375.21 feet (passing into Lot 21) through the lands of said Yoder to an iron pin set;
- 4) S 00 degrees 34' 10" W 266.81 feet through the lands of said Yoder to an iron pin set;
- 5) S 89 degrees 26' 08" E 293.06 feet through the lands of said Yoder to an iron pin set;
- 6) N 11 degrees 22' 18" E 109.50 feet through the lands of said Yoder to an iron pin set;
- 7) S 89 degrees 26' 08" E 50.00 feet along Junior N. Yoder's (O.R. 267 page 5819) south line to a 5/8 inch rebar found on the lot line and in T.R. 130, witnessed by an iron pin set N 89 degrees 26' 08" W 6.94 feet;
- 8) S 00 degrees 34' 10" W 870.38 feet along the lot line and along T.R. 130 to an iron pin set marking the southeast corner of Lot 21;
- 9) N 88 degrees 25' 15" W 1359.63 feet along the lot line and along T.R. 131 to a point, witnessed by an iron pin set N 00 degrees 50' 33" E 11.26 feet;
- 10) N 00 degrees 50' 33" E 1369.83 feet along said Yoder's (PN 1300089000) east line to an iron pin set on Ivan A. Erb and Esther I. Erb's (D.V. 273 page 541, O.R. 230 page 604, and O.R. 231 page 2558) east line;
- 11) N 42 degrees 31' 41" E 68.14 feet along said Erb's east line to an iron pin set;
- 12) N 25 degrees 54' 11" E 556.45 feet (passing into Lot 22) along said Erb's east line to a 5/8 inch rebar found;
- 13) N 79 degrees 48' 23" W 53.28 feet along said Erb's north line to a 5/8 inch rebar found;
- 14) S 74 degrees 04' 01" W 238.01 feet along said Erb's north line to a 5/8 inch rebar found on Terry VanSickle, Co-Trustee, Gregory VanSickle, Co-Trustee, Jeffrey VanSickle, Co-Trustee, and Beth Morris, Co-Trustee's (O.R. 285 page 2635) east line;
- 15) N 00 degrees 59' 51" E 1056.82 feet along said VanSickle's et al. east line and along Charm Real Estate LLC's (O.R. 282 page 4180) east line to a 5/8 inch rebar found;
- 16) S 89 degrees 00' 09" E 230.18 feet through the lands of said Yoder to an iron pin set;
- 17) N 01 degree 04' 38" E 406.66 feet through the lands of said Yoder to a point on the lot line and in C.R. 407, witnessed by an iron pin set S 01 degree 04' 38" W 13.44 feet;
- 18) S 88 degrees 58' 50" E 274.32 feet along the lot line and along C.R. 407 to a point, witnessed by a 5/8 inch rebar found S 02 degrees 02' 00" W 23.76 feet;
- 19) S 02 degrees 02' 00" W 280.23 feet along Lester A. Erb and Mattie Erb's (D.V. 259 page 7) west line to a 5/8 inch rebar found;

- 20) S 03 degrees 04' 49" E 175.73 feet along said Erb's west line to a 5/8 inch rebar found;
- 21) S 88 degrees 44' 33" E 137.80 feet along said Erb's south line to a 5/8 inch rebar found;
- 22) N 42 degrees 12' 29" E 127.47 feet along Lester A. Erb and Mattie Erb's (O.R. 77 page 865) south line to a 5/8 inch rebar found;
- 23) N 07 degrees 18' 11" E 362.29 feet along said Erb's east line to a point on the lot line and in C.R. 407, witnessed by a 5/8 inch rebar found S 07 degrees 18' 11" W 15.19 feet;
- 24) S 88 degrees 58' 50" E 565.00 feet along the lot line and along C.R. 407 to the TRUE POINT OF BEGINNING.

This parcel contains 94.505 acres, but subject to all highways and easements of record. Containing 48.369 acres in Lot 21 and 46.136 acres in Lot 22.

This parcel is subject to an existing 16 foot easement recorded in Plat vol. 14 page 156 and an existing 50 foot easement recorded in Plat vol. 16 page 104.

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 5280 for survey.
 This survey made and description prepared by Donald C. Baker, P.S. 6938.
 February 7, 2024
 Revised May 6, 2024

Donald C. Baker P.S. 6938



Parcel Number: 1300088005

FILE DESCRIPTION
 Holmes County Map Office
 5/22/2024