

Description 0.145 acre parcel

Being part of Tract 3 of Spring Hill Subdivision (Plat vol. 2 page 165), situated in Lot 35, Third Quarter, T-10 N, R-4 W, Paint Township, Holmes County, Ohio, also known as part of the lands conveyed to Duane D. Yoder and Esther A. Yoder in Official Record vol. 249 page 3753, PN 1500984000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northeast corner of Lot 35, thence N 88 degrees 26' 04" W 979.82 feet along the lot line to an iron pin set, thence S 51 degrees 01' 13" E 784.55 feet along Jeff A. Miller and Ina Miller's (O.R. 191 page 2886) west line to a 5/8 inch rebar found, thence S 32 degrees 59' 16" W 183.43 feet along the west line of Tract 4 of said Spring Hill Subdivision and along Bryan D. Wengerd's (O.R. 261 page 5591) west line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 32 degrees 59' 16" W 40.80 feet along the west line of Tract 4 of said Spring Hill Subdivision and along said Wengerd's west line to a point;
- 2) N 49 degrees 44' 14" W 174.38 feet along Daniel R. Yoder and Edna J. Yoder's (O.R. 251 page 6483) north line to an iron pin set;
- 3) N 44 degrees 46' 35" E 33.94 feet through the lands of said Duane D. Yoder and Esther A. Yoder to an iron pin set;
- 4) S 52 degrees 01' 02" E 166.67 feet through the lands of said Duane D. Yoder and Esther A. Yoder to the TRUE POINT OF BEGINNING.

This parcel contains 0.145 acres, but subject to all highways and easements of record. To go to adjoiner.

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 5131 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938,  
June 7, 2022

  
Donald C. Baker P.S. 6938



Parcel Number: 1500984001

**FILE DESCRIPTION**  
Holmes County Map Office  
10/25/2023