

Description 1.759 acre parcel

Being part of the northwest quarter of Section 7, T-13 N, R-13 W, Prairie Township, Holmes County, Ohio, also known as part of the lands conveyed to Wayne J. Yoder and Viola Yoder in Official Record vol. 178 page 2483, PN 1700553000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of the northwest quarter of Section 7, thence N 00 degrees 20' 26" E 1742.81 feet along the quarter section line to a 5/8 inch rebar found, thence N 65 degrees 37' 13" W 409.84 feet along John Mark Miller, Marilyn J. Miller, Andrew J. Miller, and Aaron J. Miller's (O.R. 273 page 5026) south line to a 5/8 inch rebar found, thence S 50 degrees 25' 19" W 482.64 feet along Allen E. Miller and Betty Ann Miller's (D.V. 251 page 422) south line to a 5/8 inch rebar found on Larry Stallman's (D.V. 185 page 526 and D.V. 198 page 613) east line and in T.R. 551, thence S 35 degrees 55' 04" E 103.62 feet along said Stallman's east line and along T.R. 551 to a 5/8 inch rebar found, thence S 19 degrees 19' 08" E 106.92 feet along said Stallman's east line and along T.R. 551 to a 5/8 inch rebar found, thence N 50 degrees 21' 17" E 18.58 feet to a point in the center of T.R. 551 the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) N 10 degrees 48' 05" W 31.48 feet along the centerline of T.R. 551 to a point, witnessed by an iron pin set N 74 degrees 08' 02" E 29.85 feet;
- 2) N 74 degrees 08' 02" E 257.70 feet through the lands of said Yoder to an iron pin set;
- 3) S 26 degrees 28' 07" E 225.51 feet through the lands of said Yoder to an iron pin set;
- 4) S 58 degrees 35' 12" W 309.53 feet through the lands of said Yoder to a R.R. spike set in the center of T.R. 551, witnessed by an iron pin set N 58 degrees 35' 12" E 29.38 feet;
- 5) N 24 degrees 22' 24" W 118.80 feet along the centerline of T.R. 551 to a R.R. spike set;
- 6) N 10 degrees 48' 05" W 156.38 feet along the centerline of T.R. 551 to the TRUE POINT OF BEGINNING.

This parcel contains 1.759 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
(2011 Adjustment).

See Holmes County Plat Book 19, page 4718 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
April 21, 2022



Donald C. Baker

P.S. 6938



Parcel Number: 1700553007

FILE DESCRIPTION
Holmes County Map Office
6/13/2022

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