

Description 1.500 acre parcel

Being part of the southeast quarter of Section 31, Salt Creek Township, T-15 N, R-12 W, Holmes County, Ohio, also known as part of the lands conveyed to Robert M. Yoder and Wanda Yoder in Deed vol. 263 page 1000, PN 2400139004.

Described as follows:

Commencing at a R.R. spike found at the intersection of T.R. 606 and T.R. 601 marking the northeast corner of the southeast quarter of Section 31, thence S 00 degrees 30' 11" W 650.77 feet along the section line and along T.R. 601 to a point at the intersection of T.R. 601 and T.R. 569, thence S 82 degrees 18' 10" W 382.26 feet along the centerline of T.R. 569 to a point, thence S 81 degrees 41' 12" W 261.97 feet along Andy L. Miller and Mary Ann Miller's (O.R. 267 page 5331) south line and along T.R. 569 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 00 degrees 30' 11" W 36.43 feet.

thence with the following FOUR (4) COURSES:

- 1) S 00 degrees 30' 11" W 346.40 feet through the lands of said Yoder to an iron pin set;
- 2) N 89 degrees 14' 31" W 197.64 feet through the lands of said Yoder to a 5/8 inch rebar found;
- 3) N 00 degrees 30' 11" E 314.87 feet along the east line of Lot 1 of Robert M. & Wanda Sue Yoder Allotment #1 (Plat vol. 15 page 52) and along Larry A. Wengerd and Laura R. Hershberger's (D.V. 269 page 197) east line to a 5/8 inch rebar found on Harlan Ray Steiner and Mary Ann Steiner's (D.V. 259 page 582) south line and in T.R. 569, witnessed by a 5/8 inch rebar found S 00 degrees 30' 11" W 30.00 feet;
- 4) N 81 degrees 41' 12" E 200.00 feet along said Steiner's south line and along said Miller's south line and along T.R. 569 to the TRUE POINT OF BEGINNING.

This parcel contains 1.500 acres, but subject to all highways and easements of record.

Also granting a 50 foot secondary easement for the purpose of ingress and egress, further described as follows:

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Commencing at a R.R. spike found at the intersection of T.R. 606 and T.R. 601 marking the northeast corner of the southeast quarter of Section 31, thence S 00 degrees 30' 11" W 650.77 feet along the section line and along T.R. 601 to a point at the intersection of

T.R. 601 and T.R. 569, thence S 82 degrees 18' 10" W 382.26 feet along the centerline of T.R. 569 to a point, thence S 81 degrees 41' 12" W 236.67 feet along Andy L. Miller and Mary Ann Miller's (O.R. 267 page 5331) south line and along T.R. 569 to a point the TRUE POINT OF BEGINNING.

thence S 00 degrees 30' 11" W 350.39 feet along the centerline of a 50 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 5036 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
May 25, 2023

Donald C. Baker

P.S. 6938



Parcel Number: 2400139013

**FILE DESCRIPTION**

Holmes County Map Office

7/14/2023