

### Description 1.747 acre parcel

Being part of the northeast quarter of Section 4, T-8 N, R-4 W, and southeast quarter of Section 24, T-9 N, R-4 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to David Ray Yoder and Mary Esta Yoder in Deed vol. 264 page 512 and Official Record vol. 270 page 6301, PN 2601062000, PN 2601447001, and PN 2600396000.

Described as follows:

Commencing at a 5/8 inch rebar found on the Tuscarawas County line marking the northeast corner of the northeast quarter of Section 4, thence N 88 degrees 09' 59" W 1256.04 feet along the section line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following TEN (10) COURSES:

- 1) S 16 degrees 32' 37" W 208.38 feet through the lands of said Yoder to a point in the center of C.R. 140, witnessed by an iron pin set N 16 degrees 32' 37" E 28.97 feet;
- 2) N 64 degrees 18' 07" W 14.55 feet along the centerline of C.R. 140 to a point;
- 3) N 66 degrees 24' 33" W 300.22 feet along the centerline of C.R. 140 to a point, witnessed by a 3/4 inch pipe found N 16 degrees 10' 44" E 26.91 feet;
- 4) N 16 degrees 10' 44" E 156.86 feet (passing into the southeast quarter of Section 24) along Robert L. Deseyn, Jr.'s (D.V. 228 page 328, D.V. 235 page 930, and O.R. 284 page 3688) east line to a 5/8 inch rebar found;
- 5) N 03 degrees 12' 51" E 54.94 feet along said Deseyn's east line to a point, witnessed by an iron pin set N 77 degrees 04' 56" W 0.68 feet;
- 6) S 77 degrees 04' 56" E 98.52 feet through the lands of said Yoder to an iron pin set;
- 7) N 10 degrees 16' 56" E 26.18 feet through the lands of said Yoder to an iron pin set;
- 8) S 89 degrees 01' 15" E 137.09 feet along Lavern J. Yoder and Rose Anne Yoder's (O.R. 286 page 2418) south line to a 3/4 inch rod found on Steven E. Weller's (O.R. 54 page 579 and O.R. 254 page 3949) west line;
- 9) S 01 degree 42' 08" W 131.52 feet along said Weller's west line to a 1/2 inch pipe found on the section line;
- 10) S 88 degrees 09' 59" E 66.96 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 1.747 acres, but subject to all highways and easements of record. Containing 0.689 acres in Section 24 and 1.058 acres in Section 4.

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 5236 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
January 2, 2024



Donald C. Baker P.S. 6938



Parcel Number: 2600396001

**FILE DESCRIPTION**  
Holmes County Map Office  
3/7/2024

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