

Description 2.945 acre parcel

Being a part of the northeast quarter of Section 4, Walnut Creek Township, T-8 N, R-4 W, Holmes County, Ohio, also known as part of the lands conveyed to Daniel N. Yoder and Mary Ellen Yoder in Official Record vol. 258 page 827, PN 2600613004.

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 84 degrees 18' 37" W 570.00 feet along the section line to a point in S.R. 39, thence S 29 degrees 04' 19" W 14.89 feet along Goodman Properties III LLC's (O.R. 261 page 4339) west line to a point in the center of S.R. 39 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rod found S 29 degrees 04' 19" W 107.83 feet.

thence with the following SEVEN (7) COURSES:

- 1) S 66 degrees 32' 25" E 264.24 feet along the centerline of S.R. 39 to a point, witnessed by an iron pin set S 05 degrees 38' 52" W 116.79 feet;
- 2) S 05 degrees 38' 52" W 240.19 feet through the lands of said Yoder to an iron pin set on Reuben N. Miller and Betty A. Miller's (O.R. 253 page 1072) north line;
- 3) N 74 degrees 55' 09" W 129.85 feet along said Miller's (O.R. 253 page 1072 and O.R. 258 page 829) north line to a 5/8 inch rebar found;
- 4) S 18 degrees 38' 36" W 195.83 feet along said Miller's (O.R. 258 page 829) west line to a point in the center of C.R. 140, witnessed by a 5/8 inch rebar found N 18 degrees 38' 36" E 30.59 feet;
- 5) N 72 degrees 53' 15" W 103.72 feet along the centerline of C.R. 140 to a R.R. spike found;
- 6) N 65 degrees 22' 03" W 166.94 feet along the centerline of C.R. 140 to a point, witnessed by a 5/8 inch rod found N 29 degrees 04' 19" E 29.90 feet;
- 7) N 29 degrees 04' 19" E 452.96 feet along Donald G. Miller, Trustee's (O.R. 247 page 1213) east line to the TRUE POINT OF BEGINNING.

This parcel contains 2.945 acres, but subject to all highways and easements of record.

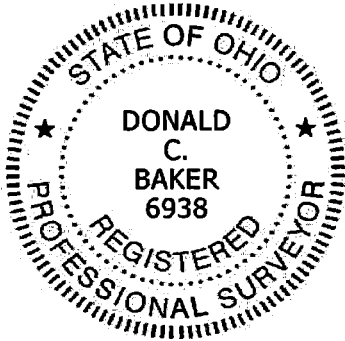
All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".

Basis of bearings from Plat vol. 19 page 3083.

See Holmes County Plat Book 19, page 4125 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938,
May 27, 2020



Donald C. Baker P.S. 6938



Parcel Number: 2600613005

FILE DESCRIPTION
Holmes County Map Office
7/27/2020

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