

Description 3.842 acre parcel

Being a part of the northwest quarter of Section 15, Walnut Creek Township, T-9 N, R-4 W, Holmes County, Ohio, also known as all of the lands conveyed to Ray A. Yoder and Lydiann Yoder in Deed vol. 278 page 556, Deed vol. 252 page 661, Official Record vol. 251 page 6388 and Official Record vol. 275 page 6402, PN 2600996001, PN 2600996002 and PN 2600996006.

Described as follows:

Commencing at a stone found marking the northwest corner of the northwest quarter of Section 15, thence S 01 degrees 18' 08" W 2059.35 feet along the section line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES:

- 1) S 85 degrees 56' 35" E 165.07 feet along Andrew A. Yoder and Barbara Ann Yoder's (O.R. 173 page 2732) south line to a 5/8 inch rebar found;
- 2) N 78 degrees 18' 57" E 145.78 feet along said Yoder's south line to a 5/8 inch rebar found;
- 3) S 16 degrees 30' 48" E 308.57 feet along said Yoder's west line to a 5/8 inch rebar found;
- 4) S 03 degrees 33' 26" E 138.60 feet along said Yoder's west line to a 5/8 inch rebar found;
- 5) S 68 degrees 20' 20" W 224.68 feet along said Yoder's north line to a point;
- 6) N 57 degrees 19' 49" W 241.50 feet along said Yoder's north line to a 5/8 inch rebar found on the section line;
- 7) N 01 degrees 18' 08" E 369.00 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 3.842 acres, but subject to all easements of record.

This parcel has access by an existing 50 foot easement recorded in Deed vol. 252 page 661 and Plat vol. 12 page 741.

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.

See Holmes County Plat Book 19, page 4339 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
March 9, 2021


Donald C. Baker P.S. 6938



Parcel Number: 2600996007

FILE DESCRIPTION
Holmes County Map Office
3/24/2021