

Description 2.784 acre parcel

Being a part of the northeast quarter of Section 21, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Mark P. Yoder and Betty Yoder, Co-Trustees in Official Record vol. 38 page 356, PN 2601055000.

Described as follows:

Commencing at a R.R. spike found in C.R. 144 marking the northeast corner of the northeast quarter of Section 21, thence N 89 degrees 06' 52" W 165.55 feet along the section line to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 01 degrees 16' 05" W 23.53 feet.

thence with the following SIX (6) COURSES:

- 1) S 01 degrees 16' 05" W 565.36 feet along Joel Beachy and Diana Beachy's (O.R. 260 page 6041) west line to an iron pin set;
- 2) N 89 degrees 10' 09" W 218.56 feet through the lands of said Yoder to an iron pin set;
- 3) N 01 degrees 16' 05" E 430.87 feet through the lands of said Yoder to an iron pin set;
- 4) N 26 degrees 00' 02" E 50.89 feet through the lands of said Yoder to an iron pin set;
- 5) N 00 degrees 01' 03" W 88.63 feet through the lands of said Yoder to a point on the section line and in C.R. 144, witnessed by an iron pin set S 00 degrees 01' 03" E 14.15 feet;
- 6) S 89 degrees 06' 52" E 199.25 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 2.784 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 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83.

See Holmes County Plat Book 19, page 4706 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
February 10, 2021



Donald C. Baker P.S. 6938



Parcel Number: 2601055003

FILE DESCRIPTION
Holmes County Map Office
5/25/2022