

Description 0.378 acre parcel

Being part of the southeast quarter of Section 24, T-9 N, R-4 W, Walnut Creek Township, Holmes County, Ohio.

Described as follows:

Commencing at a 5/8 inch rebar found on the Tuscarawas County line marking the southeast corner of the southeast quarter of Section 24, thence N 88 degrees 09' 59" W 1323.00 feet along the section line to a 1/2 inch pipe found, thence N 01 degree 42' 08" E 225.96 feet along Steven E. Weller's (O.R. 54 page 579 and O.R. 254 page 3949) west line to a point in the center of S.R. 39, thence N 70 degrees 22' 24" W 122.83 feet along the centerline of S.R. 39 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 10 degrees 16' 56" W 51.11 feet.

thence with the following SEVEN (7) COURSES:

- 1) S 10 degrees 16' 56" W 161.67 feet to an iron pin set;
- 2) N 77 degrees 04' 56" W 98.52 feet to a point, witnessed by an iron pin set N 77 degrees 04' 56" W 0.68 feet;
- 3) N 77 degrees 04' 56" W 26.35 feet to an iron pin set;
- 4) S 89 degrees 01' 15" E 25.99 feet along Lavern J. Yoder and Rose Anne Yoder's (O.R. 286 page 2418, PN 2601065000) south line to a 5/8 inch rebar found;
- 5) N 11 degrees 05' 39" E 167.46 feet along said Yoder's east line to a point in the center of S.R. 39, witnessed by a 3/4 inch rod found S 11 degrees 05' 39" W 45.27 feet;
- 6) Along a curve to the right having a delta angle of 00 degrees 28' 13", R – 5729.58 feet, T – 23.51 feet, Ch. Brg. – S 70 degrees 36' 30" E, Ch. – 47.01 feet along the centerline of S.R. 39 an arc distance of 47.01 feet to a point;
- 7) S 70 degrees 22' 24" E 50.97 feet along the centerline of S.R. 39 to the TRUE POINT OF BEGINNING.

This parcel contains 0.378 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, 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

  
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Donald C. Baker P.S. 6938



Parcel Number: 2601064001

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