

Description 0.337 acre parcel

Being part of the 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 Lavern J. Yoder and Rose Anne Yoder in Official Record vol. 286 page 2418, PN 2601064000.

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 131.52 feet along Steven E. Weller's (O.R. 54 page 579 and O.R. 254 page 3949) west line to a 3/4 inch rod found the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 89 degrees 01' 15" W 137.09 feet along David Ray Yoder and Mary Esta Yoder's (D.V. 264 page 512) north line to an iron pin set;
- 2) N 10 degrees 16' 56" E 135.49 feet through the lands of said Lavern J. Yoder and Rose Anne Yoder to a point in the center of S.R. 39, witnessed by an iron pin set S 10 degrees 16' 56" W 51.11 feet;
- 3) S 70 degrees 22' 24" E 122.83 feet along the centerline of S.R. 39 to a point, witnessed by an iron pin set S 01 degrees 42' 08" W 50.59 feet;
- 4) S 01 degree 42' 08" W 94.44 feet along said Weller's west line to the TRUE POINT OF BEGINNING.

This parcel contains 0.337 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

Donald C. Baker P.S. 6938



Parcel Number: 2601064002

