

Description 8.010 acre parcel

Being part of the southwest quarter of Section 15, T-9 N, R-4 W, Walnut Creek Township, Holmes County, Ohio, also known as all of the lands conveyed to Conrad L. Yoder and Jolene R. Yoder in Official Record vol. 195 page 1223 and part of the lands conveyed in Official Record vol. 253 page 2448, PN 2601321001 and PN 2601321002.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northeast corner of the southwest quarter of Section 15, thence N 89 degrees 06' 12" W 706.86 feet along the quarter section line to a point in the center of T.R. 419, thence S 06 degrees 19' 03" E 55.58 feet along the centerline of T.R. 419 to a 5/8 inch rebar found the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 85 degrees 22' 53" W 22.94 feet.


thence with the following FIVE (5) COURSES:

- 1) S 10 degrees 29' 51" E 581.34 feet along the centerline of T.R. 419 to a point, witnessed by an iron pin set S 85 degrees 22' 51" W 21.86 feet;
- 2) S 85 degrees 22' 51" W 561.80 feet through the lands of said Yoder to a 5/8 inch rebar found on Butter Valley Group, Ltd.'s (O.R. 249 page 5869) east line;
- 3) N 17 degrees 44' 01" W 614.96 feet along said Butter Valley Group, Ltd's east line to a 5/8 inch rebar found on Wayne R. Yoder and Sharon R. Yoder's (O.R. 279 page 6826) south line;
- 4) S 89 degrees 24' 29" E 227.21 feet along said Yoder's south line to a 5/8 inch rebar found;
- 5) N 85 degrees 22' 53" E 415.53 feet along said Yoder's south line to the TRUE POINT OF BEGINNING.

This parcel contains 8.010 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 4861 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
October 17, 2022


Donald C. Baker P.S. 6938



Parcel Number: 2601321003

