

Description 1.153 acre parcel

Being a part of the northwest quarter of Section 20, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands conveyed to Andy E.N. Yoder and Ada Yoder in Official Record vol. 269 page 1540, PN 2601361005.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of the northwest quarter of Section 20, thence S 87 degrees 37' 58" E 573.04 feet along the section line to a 5/8 inch rebar found, thence S 02 degrees 17' 12" W 349.72 feet along Valleyside Acres, LLC's (O.R. 269 page 1537) west line to a 5/8 inch rebar found, thence S 83 degrees 00' 12" E 424.97 feet along said Valleyside Acres, LLC's south line to a point in the center of S.R. 515, thence S 22 degrees 54' 08" W 42.95 feet along the centerline of S.R. 515 to a point, thence S 22 degrees 54' 08" W 53.90 feet along the centerline of S.R. 515 to a point, thence S 37 degrees 42' 17" W 164.17 feet along S.R. 515 and along Walnut Creek Water Co.'s (O.R. 49 page 846) east line to a point, thence S 27 degrees 37' 40" W 94.60 feet along S.R. 515 and along said Walnut Creek Water Co.'s east line to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 81 degrees 26' 10" E 38.09 feet.

thence with the following SEVEN (7) COURSES:

- 1) S 81 degrees 26' 10" E 374.74 feet through the lands of said Yoder to an iron pin set;
- 2) S 06 degrees 29' 31" W 229.92 feet through the lands of said Yoder to an iron pin set on Milo J. Miller and Anna Kathryn Miller's (D.V. 199 page 548) north line;
- 3) N 83 degrees 54' 40" W 136.11 feet along said Miller's north line to a 5/8 inch rebar found on Linda L. Mullet's (O.R. 275 page 4993) east line;
- 4) N 08 degrees 00' 42" E 156.70 feet along said Mullet's east line to a 5/8 inch rebar found;
- 5) N 80 degrees 28' 51" W 253.70 feet along said Mullet's north line to a point in S.R. 515 and on said Walnut Creek Water Co.'s east line, witnessed by a 5/8 inch rebar found S 80 degrees 28' 51" E 34.23 feet;
- 6) N 11 degrees 36' 07" E 60.67 feet along S.R. 515 and along said Walnut Creek Water Co.'s east line to a point;
- 7) N 27 degrees 37' 40" E 14.96 feet along S.R. 515 and along said Walnut Creek Water Co.'s east line to the TRUE POINT OF BEGINNING.

This parcel contains 1.153 acres, but subject to all highways and easements of record.  
To go to adjoiner.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938".  
Basis of bearings from Plat vol. 19 page 3854.

See Holmes County Plat Book 19, page 4404 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
March 3, 2021



Donald C. Baker P.S. 6938



Parcel Number: 2601361006

**FILE DESCRIPTION**  
Holmes County Map Office  
5/26/2021

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