

Description 84.165 acre parcel

Being a part of the southeast quarter of Section 8, Salt Creek Township, T-14 N, R-12 W, Holmes County, Ohio, also known as part of the lands conveyed to Martha Yoder in Official Record vol. 267 page 900, PN 3400770000.

Described as follows:

Beginning at a 5/8 inch rebar found marking the northwest corner of the southeast quarter of Section 8 the TRUE POINT OF BEGINNING.

thence with the following TWENTY-FIVE (25) COURSES:

- 1) S 87 degrees 06' 18" E 775.58 feet along the quarter section line to a 5/8 inch rebar found in the center of T.R. 604, witnessed by an iron pin set N 87 degrees 06' 18" W 15.07 feet;
- 2) S 17 degrees 43' 45" E 262.90 feet along the centerline of T.R. 604 to a mine spike found;
- 3) S 17 degrees 34' 14" E 197.08 feet along the centerline of T.R. 604 to a point;
- 4) S 17 degrees 14' 59" E 221.80 feet along the centerline of T.R. 604 to a point;
- 5) S 05 degrees 44' 27" E 71.76 feet along the centerline of T.R. 604 to a point, witnessed by an iron pin set S 87 degrees 06' 18" E 25.55 feet;
- 6) S 87 degrees 06' 18" E 255.50 feet through the lands of said Yoder to an iron pin set;
- 7) N 10 degrees 30' 48" E 281.66 feet through the lands of said Yoder to a 5/8 inch rebar found;
- 8) N 26 degrees 51' 15" E 216.01 feet along Steven E. Yoder and Arie M. Yoder's (O.R. 172 page 2840 and O.R. 235 page 2228) east line to a 5/8 inch rebar found;
- 9) N 87 degrees 06' 18" W 79.00 feet along said Steven E. Yoder and Arie M. Yoder's north line to a 5/8 inch rebar found;
- 10) N 48 degrees 58' 43" E 138.00 feet along Mark E. Yoder and Dorothy E. Yoder's (D.V. 220 page 888) east line to a 5/8 inch rebar found;
- 11) N 00 degrees 10' 18" W 137.77 feet along said Mark E. Yoder and Dorothy E. Yoder's east line to an iron pin set on the quarter section line, witnessed by a 5/8 inch rebar found S 00 degrees 10' 18" E 2.77 feet;
- 12) S 87 degrees 06' 18" E 1347.33 feet along the quarter section line to a stone found marking the northeast corner of the southeast quarter of Section 8,

- 13) S 03 degrees 20' 13" W 922.29 feet along the section line to a 5/8 inch rebar found;
- 14) S 84 degrees 14' 38" W 1242.75 feet along the north line of Lots 7, 8, 9, 10 and 11 of Benton Vale Ridge Subdivision (Plat vol. 2 page 424) and along S & S Rentals, Inc. (O.R. 171 page 1027), Martha Yoder (O.R. 200 page 2850 and O.R. 267 page 900) and Diane M. Schmucker's (O.R. 236 page 693) north line to a 5/8 inch rebar found;
- 15) S 08 degrees 14' 46" W 398.30 feet along the west line of Lot 11 of said Benton Vale Ridge Subdivision and along said Schmucker's west line to a 5/8 inch rebar found;
- 16) Along a curve to the left having a delta angle of 05 degrees 14' 04", R-470.00 feet, T-21.48 feet, Ch. Brg.-S 42 degrees 54' 55" W, Ch.-42.92 feet along the north line of T.R. 636 and the north line of Lot 12 of said Benton Vale Ridge Subdivision and along The Holmes County Board of Commissioners' (O.R. 204 page 3158) north line an arc distance of 42.94 feet to a 5/8 inch rebar found;
- 17) S 40 degrees 17' 53" W 124.47 feet along the north line of T.R. 636 and the north line of Lot 12 of said Benton Vale Ridge Subdivision and along said The Holmes County Board of Commissioners' north line to a 5/8 inch rebar found;
- 18) Along a curve to the right having a delta angle of 43 degrees 56' 45", R-245.00 feet, T-98.85 feet, Ch. Brg.-S 62 degrees 16' 16" W, Ch.-183.34 feet along the north line of T.R. 636 and the north line of Lot 12 of said Benton Vale Ridge Subdivision and along said The Holmes County Board of Commissioners' north line and arc distance of 187.91 feet to a 5/8 inch rebar found;
- 19) S 84 degrees 14' 38" W 126.19 feet along the north line of T.R. 636 and the north line of Lot 12 of said Benton Vale Ridge Subdivision and along said The Holmes County Board of Commissioners' north line to a point in the center of T.R. 604, witnessed by a 5/8 inch rebar found N 84 degrees 14' 38" E 17.43 feet;
- 20) S 01 degrees 13' 48" E 60.19 feet along the centerline of T.R. 604 to a point on the Greenville Treaty Line and on the section line, witnessed by a 5/8 inch rebar found N 84 degrees 14' 38" E 17.12 feet;
- 21) S 84 degrees 14' 38" W 264.74 feet along the Greenville Treaty Line and along the section line to a 5/8 inch rebar found;
- 22) S 84 degrees 45' 51" W 484.52 feet along the Greenville Treaty Line and along the section line to an iron pin set;
- 23) N 04 degrees 44' 40" E 219.50 feet through the lands of said Martha Yoder to an iron pin set;
- 24) S 84 degrees 45' 51" W 405.15 feet through the lands of said Martha Yoder to an iron pin set on the quarter section line;
- 25) N 03 degrees 41' 36" E 1756.35 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 84.165 acres, but subject to all highways and easements of record.

This parcel is subject to a 50 foot easement for the purpose of ingress, egress and general utilities and further described as follows:

Being a part of the southeast quarter of Section 8, Salt Creek Township, T-14 N, R-12 W, Holmes County, Ohio, also known as a part of the lands conveyed to Martha Yoder in Official Record vol. 267 page 900, PN 3400770000.


Commencing at a 5/8 inch rebar found on the Greenville Treaty Line marking the southwest corner of the southeast quarter of Section 8, thence N 84 degrees 45' 51" E 401.07 feet along the Greenville Treaty Line and along the section line to an iron pin set, Thence N 04 degrees 44' 40" E 25.38 feet through the lands of said Yoder to a point the TRUE POINT OF BEGINNING.

thence with the following TWO (2) COURSES along the centerline of said 50 foot easement:

- 1) N 84 degrees 45' 51" E 480.01 feet through the lands of said Yoder to a point;
- 2) N 84 degrees 14' 38" E 266.61 feet through the lands of said Yoder to a point and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from Plat vol. 17 page 607.

See Holmes County Plat Book 2, page 598 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
February 19, 2020



Donald C. Baker P.S. 6938



Parcel Number: 3400770016

FILE DESCRIPTION
Holmes County Map Office
7/15/2020

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