

Description 40.000 acre parcel

Being part of the northwest quarter of Section 7, T-13 N, R-13 W, Prairie Township, Holmes County, Ohio, also known as part of the lands conveyed to Wayne J. Yoder and Viola Yoder in Official Record vol. 178 page 2483, PN 1700553000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of the northwest quarter of Section 7, thence N 00 degrees 20' 26" E 359.04 feet along the quarter section line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following TWENTY-SIX (26) COURSES:

- 1) S 62 degrees 12' 23" W 180.18 feet along Sweet Breeze East, LLC's (O.R. 271 page 790) north line to a point in the center of T.R. 551, witnessed by a 5/8 inch rebar found N 62 degrees 12' 23" E 20.93 feet;
- 2) N 24 degrees 22' 24" W 332.53 feet along the centerline of T.R. 551 to a point, witnessed by a 5/8 inch rebar found S 57 degrees 37' 51" W 29.09 feet;
- 3) S 57 degrees 37' 51" W 683.34 feet along Jonas N. Yoder and Lizzie Yoder's (O.R. 178 page 2477) north line to a 5/8 inch rebar found;
- 4) N 32 degrees 22' 08" W 137.00 feet along said Jonas N. Yoder and Lizzie Yoder's north line to a 5/8 inch rebar found;
- 5) S 57 degrees 37' 51" W 356.77 feet along said Jonas N. Yoder and Lizzie Yoder's north line to a 5/8 inch rebar found on Linda Yoder's (O.R. 64 page 237 and O.R. 265 page 4861) east line;
- 6) N 23 degrees 43' 57" W 663.79 feet along said Linda Yoder's (O.R. 64 page 237, O.R. 265 page 4861 and O.R. 178 page 2480) east line to a 5/8 inch rebar found;
- 7) S 62 degrees 18' 35" W 122.18 feet along said Linda Yoder's (O.R. 178 page 2480 and O.R. 265 page 4861) north line to a 5/8 inch rebar found;
- 8) N 01 degrees 51' 08" W 187.01 feet along Edward A. Yoder and Rosa Marie Yoder's (O.R. 272 page 4191) east line to a 5/8 inch rebar found;
- 9) N 00 degrees 03' 20" E 267.46 feet along Allen E. Miller and Betty Ann Miller's (D.V. 251 page 422) east line to a stone found;
- 10) N 76 degrees 16' 25" E 563.64 feet along said Miller's south line and along Marcus D. Miller and Ina Miller's (O.R. 265 page 2076) south line to a 5/8 inch rebar found;
- 11) N 13 degrees 29' 45" E 73.26 feet along said Marcus D. Miller and Ina Miller's south line to a 5/8 inch rebar found;
- 12) N 50 degrees 25' 19" E 199.46 feet along said Marcus D. Miller and Ina Miller's south line to a 5/8 inch rebar found;
- 13) S 27 degrees 30' 02" E 208.56 feet along Larry Stallman's (D.V. 185 page 526 and D.V. 198 page 613) west line to a 5/8 inch rebar found;
- 14) N 50 degrees 21' 27" E 223.18 feet along said Stallman's south line and through the lands of said Wayne J. Yoder and Viola Yoder to a point in the center of T.R. 551;
- 15) S 10 degrees 48' 05" E 156.38 feet along the centerline of T.R. 551 to a R.R. spike found;
- 16) S 24 degrees 22' 24" E 118.80 feet along the centerline of T.R. 551 to a R.R. spike found, witnessed by an iron pin set N 58 degrees 35' 12" E 29.38 feet;
- 17) N 58 degrees 35' 12" E 309.53 feet through the lands of said Wayne J. Yoder and Viola Yoder to an iron pin set;
- 18) N 26 degrees 28' 07" W 225.51 feet through the lands of said Wayne J. Yoder and Viola Yoder to an iron pin set;

- 19) S 74 degrees 08' 02" W 257.70 feet through the lands of said Wayne J. Yoder and Viola Yoder to a point in the center of T.R. 551, witnessed by an iron pin set N 74 degrees 08' 02" E 29.85 feet;
- 20) S 10 degrees 48' 05" E 31.48 feet along the centerline of T.R. 551 to a point;
- 21) S 50 degrees 21' 27" W 18.58 feet through the lands of said Wayne J. Yoder and Viola Yoder to a 5/8 inch rebar found;
- 22) N 19 degrees 19' 08" W 106.92 feet along said Stallman's east line and along T.R. 551 to a 5/8 inch rebar found;
- 23) N 35 degrees 55' 04" W 103.62 feet along said Stallman's east line and along T.R. 551 to a 5/8 inch rebar found, witnessed by a 5/8 inch rebar found N 50 degrees 25' 19" E 42.71 feet;
- 24) N 50 degrees 25' 19" E 482.64 feet along Allen E. Miller and Betty Ann Miller's (D.V. 251 page 422) south line to a 5/8 inch rebar found on John Mark Miller, Marilyn J. Miller, Andrew J. Miller, and Aaron J. Miller's (O.R. 273 page 5026) south line;
- 25) S 65 degrees 37' 13" E 409.84 feet along said John Mark Miller, Marilyn J. Miller, Andrew J. Miller, and Aaron J. Miller's south line to a 5/8 inch rebar found on the quarter section line;
- 26) S 00 degrees 20' 26" E 1383.77 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 40.000 acres, but subject to all highways and easements of record.

This parcel is subject to part of Gorrel Cemetery.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83 (2011 Adjustment).

See Holmes County Plat Book 19, page 4718 for survey.  
 This survey made and description prepared by Donald C. Baker, P.S. 6938.  
 April 21, 2022

  
 Donald C. Baker P.S. 6938



Parcel Number: 1700553008

**FILE DESCRIPTION**  
 Holmes County Map Office  
 6/13/2022