

Description 3.775 acre parcel

Being part of the northeast quarter of Fractional Section 23, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as all of the lands conveyed to John A. Yoder and Miriam I. Yoder in Official Record vol. 281 page 1331, PN 2600094000.

Described as follows:

Beginning at a stone found marking the northeast corner of the northeast quarter of Fractional Section 23 the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 01 degree 20' 07" W 447.48 feet along the section line to a R.R. spike found in C.R. 135, witnessed by a 5/8 inch rebar found N 01 degree 20' 07" E 30.00 feet;
- 2) N 61 degrees 17' 49" W 624.65 feet along Robert L. Miller's (O.R. 286 page 1961) north line and along C.R. 135 to a 5/8 inch rebar found, witnessed by a 5/8 inch rebar found N 16 degrees 01' 23" E 38.69 feet;
- 3) N 16 degrees 01' 23" E 162.60 feet along Eli J. Miller and Esther R. Miller's (D.V. 272 page 990) east line to a 5/8 inch rebar found on the section line;
- 4) S 89 degrees 00' 15" E 513.52 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 3.775 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 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 5124 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
September 11, 2023



Aaron L. Gerber P.S. 8379



Parcel Number: 2600094002

FILE DESCRIPTION
Holmes County Map Office
10/20/2023