

Description 91.383 acre parcel

Being part of Lot 20, First Quarter, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Matthew David Yoder and Katrina A. Yoder in Official Record vol. 255 page 6471, PN 2600317000.

Described as follows:

Beginning at a 1/2 inch pipe found in C.R 168 and T.R. 401 marking the northwest corner of Lot 20 the TRUE POINT OF BEGINNING, witnessed by a R.R. spike found S 01 degree 06' 26" W 43.96 feet.

thence with the following ELEVEN (11) COURSES:

- 1) S 88 degrees 43' 53" E 653.32 feet along the lot line and along C.R. 168 to a point, witnessed by a 1/2 inch pipe found S 01 degree 54' 11" W 19.81 feet;
- 2) S 01 degree 54' 11" W 739.40 feet along Melvin A. Yoder, Edna A. Yoder, Allen M. Yoder, and Sarah Ann Yoder's (O.R. 261 page 2303) west line to a 1/2 inch pipe found;
- 3) S 63 degrees 04' 55" E 46.19 feet along said Yoder's south line to a 1/2 inch pipe found;
- 4) S 89 degrees 14' 50" E 185.75 feet along said Yoder's south line to a 5/8 inch rebar found;
- 5) N 01 degree 48' 43" E 757.71 feet along said Yoder's east line to a point on the lot line and in C.R. 168, witnessed by a 5/8 inch rebar found S 01 degree 48' 43" W 17.89 feet;
- 6) S 88 degrees 43' 53" E 524.54 feet along the lot line and along C.R. 168 to a point, witnessed by an iron pin set S 01 degree 37' 03" W 28.45 feet;
- 7) S 01 degree 37' 03" W 435.61 feet through the lands of said Matthew David Yoder and Katrina A. Yoder to an iron pin set;
- 8) S 88 degrees 43' 53" E 200.00 feet through the lands of said Yoder to an iron pin set;
- 9) S 01 degree 37' 03" W 2228.21 feet along Ben Raber, Jr. and Marlene Raber's (D.V. 275 page 66) west line to an iron pin set on the lot line;
- 10) N 88 degrees 37' 52" W 1580.53 feet along the lot line to a R.R. spike found in T.R. 401 marking the southwest corner of Lot 20, witnessed by a 5/8 inch rebar found S 88 degrees 37' 52" E 29.99 feet;
- 11) N 01 degree 06' 26" E 2661.02 feet along the lot line and along T.R. 401 to the TRUE POINT OF BEGINNING.

This parcel contains 91.383 acres, but subject to all highways and easements of record.

This parcel is subject to an existing easement recorded in Official Record vol. 261 page 2303 and Plat vol. 8 page 551.

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 4976 for survey.  
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.  
January 31, 2023



Aaron L. Gerber

P.S. 8379



Parcel Number: 2600317003

**FILE DESCRIPTION**

Holmes County Map Office  
4/19/2023