

Description 0.311 acre parcel

Being part of the southwest quarter of Fractional Section 3, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands conveyed to Marty A. Yoder and Barbara Yoder in Official Record vol. 235 page 202, PN 2600878000.

Described as follows:

Commencing at a R.R. spike found on the Berlin Township line and in T.R. 414 marking the northwest corner of the southwest quarter of Fractional Section 3, thence S 89 degrees 12' 34" E 184.71 feet along the quarter section line and along T.R. 414 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 43 degrees 53' 43" E 46.09 feet.

thence with the following FOUR (4) COURSES:

- 1) S 89 degrees 12' 34" E 180.28 feet along the quarter section line and along T.R. 414 to a point, witnessed by a 5/8 inch rebar found S 12 degrees 35' 08" W 30.58 feet;
- 2) S 12 degrees 35' 08" W 153.32 feet along Elmer A. Miller and Lydiann A. Miller's (O.R. 285 page 7308) west line to a 5/8 inch rebar found;
- 3) N 57 degrees 35' 23" W 1.50 feet through the lands of said Yoder to an iron pin set;
- 4) N 43 degrees 53' 43" W 209.99 feet through the lands of said Yoder to the TRUE POINT OF BEGINNING.

This parcel contains 0.311 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 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 5138 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
September 1, 2023

  
Donald C. Baker P.S. 6938



Parcel Number: 2600878003

