

Description 0.238 acre parcel

Being part of the northwest and southwest quarters of Section 15, Walnut Creek Township, T-9 N, R-4 W, Holmes County, Ohio, also known as part of the lands conveyed to Andrew A. Yoder and Barbara Ann Yoder in Official Record vol. 173 page 2732, PN 2600996000.

Described as follows:

Commencing at a point marking the southwest corner of the northwest quarter of Section 15, thence N 03 degrees 09' 09" E 186.20 feet along the section line to a 1/2 inch pipe found, thence N 03 degrees 07' 42" E 38.09 feet along the section line to a 5/8 inch rebar found, thence S 55 degrees 30' 15" E 241.50 feet along Ray A. Yoder and Lydiann Yoder's (O.R. 276 page 2544) south line to a 5/8 inch rebar found, thence N 70 degrees 09' 54" E 104.39 feet along said Ray A. Yoder and Lydiann Yoder's south line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 70 degrees 09' 54" E 54.92 feet along said Ray A. Yoder and Lydiann Yoder's south line to an iron pin set;
- 2) S 04 degrees 36' 29" W 218.19 feet through the lands of said Andrew A. Yoder and Barbara Ann Yoder to an iron pin set;
- 3) N 86 degrees 46' 41" W 50.01 feet through the lands of said Andrew A. Yoder and Barbara Ann Yoder to an iron pin set;
- 4) N 04 degrees 36' 29" E 196.68 feet through the lands of said Andrew A. Yoder and Barbara Ann Yoder to the TRUE POINT OF BEGINNING.

This parcel contains 0.238 acres, but subject to all highways and easements of record. Containing 0.170 acres in the northwest quarter of Section 15 and 0.068 acres in the southwest quarter of Section 15.
To go to adjoiner.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938".
Basis of bearings from Plat vol. 19 page 123.

See Holmes County Plat Book 19, page 4697 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
December 22, 2021


Donald C. Baker P.S. 6938



Parcel Number: 2600996010

