

Description 0.009 acre parcel

Being part of the southeast quarter of Section 24, T-9 N, R-4 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Lavern J. Yoder and Rose Anne Yoder in Official Record vol. 286 page 2418, PN 2601065000.

Described as follows:

Commencing at a 5/8 inch rebar found on the Tuscarawas County line marking the southeast corner of the southeast quarter of Section 24, thence N 88 degrees 09' 59" W 1323.00 feet along the section line to a 1/2 inch pipe found, thence N 01 degree 42' 08" E 225.96 feet along Steven E. Weller's (O.R. 54 page 579 and O.R. 254 page 3949) west line to a point in the center of S.R. 39, thence N 70 degrees 22' 24" W 173.80 feet along the centerline of S.R. 39 to a point, thence along a curve to the left having a delta angle of 00 degrees 28' 13", R - 5729.58 feet, T - 23.51 feet, Ch. Brg. - N 70 degrees 36' 30" W, Ch. - 47.01 feet along the centerline of S.R. 39 an arc distance of 47.01 feet to a point, thence S 11 degrees 05' 39" W 167.46 feet along Lavern J. Yoder and Rose Anne Yoder's (O.R. 286 page 2418, PN 2601064000) west line to a 5/8 inch rebar found, thence N 89 degrees 01' 15" W 25.99 feet along Robert L. Deseyn, Jr.'s (D.V. 228 page 328, D.V. 235 page 930, and O.R. 284 page 3688) north line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following THREE (3) COURSES:

- 1) N 89 degrees 01' 15" W 62.63 feet along said Deseyn's north line to a 5/8 inch rod found;
- 2) N 20 degrees 09' 11" E 13.06 feet along Brian D. Yoder and Elizabeth Yoder's (O.R. 285 page 6857) east line to an iron pin set;
- 3) S 77 degrees 04' 56" E 59.63 feet through the lands of said Lavern J. Yoder and Rose Anne Yoder (PN 2601065000) to the TRUE POINT OF BEGINNING.

This parcel contains 0.009 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 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5236 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
January 2, 2024


Donald C. Baker P.S. 6938



Parcel Number: 2601065001

FILE DESCRIPTION
Holmes County Map Office
3/7/2024