

Description 69.005 acre parcel

Being a part of Lots 5 and 13, Fourth Quarter, Salt Creek Township, T-10 N, R-6 W, Holmes County, Ohio, also known as all of the lands conveyed to Nelson E. Yoder and Anna Yoder in Deed vol. 157 page 392 and Deed vol. 232 page 142 and Nelson E. Yoder and Anna J. Yoder in Official Record vol. 278 page 3453 and part of the lands conveyed to Nelson E. Yoder and Anna J. Yoder in Official Record vol. 231 page 2870 and O.R. 278 page 3449, PN 3400722000, PN 3400721000, PN 3400722001, PN 3400723000, and PN 3400081000.

Described as follows:

Beginning at a 5/8 inch rebar found marking the southwest corner of Lot 13 the TRUE POINT OF BEGINNING.

thence with the following NINETEEN (19) COURSES:

- 1) N 01 degrees 03' 37" E 669.90 feet along the lot line to a point in S.R. 241, witnessed by an iron pin set S 01 degrees 03' 37" W 60.50 feet;
- 2) N 68 degrees 08' 31" E 693.00 feet along Matthew P. Stutzman and Dawnette F. Stutzman's (O.R. 270 page 4541) south line and along S.R. 241 to a point;
- 3) N 74 degrees 35' 20" E 478.36 feet along said Stutzman's south line and along S.R. 241 to a point in the center of S.R. 241;
- 4) N 75 degrees 16' 56" E 702.77 feet (passing into Lot 5) along the centerline of S.R. 241 to a point;
- 5) N 72 degrees 58' 50" E 119.64 feet along the centerline of S.R. 241 to a point;
- 6) N 66 degrees 09' 09" E 81.07 feet along the centerline of S.R. 241 to a point;
- 7) N 58 degrees 38' 16" E 80.37 feet along the centerline of S.R. 241 to a point;
- 8) N 50 degrees 04' 47" E 74.00 feet along the centerline of S.R. 241 to a point;
- 9) N 45 degrees 29' 08" E 56.08 feet along the centerline of S.R. 241 to a point, witnessed by an iron pin set S 10 degrees 59' 46" W 46.12 feet;
- 10) S 10 degrees 59' 46" W 743.79 feet through the lands of said Yoder to an iron pin set;
- 11) S 89 degrees 55' 41" E 1177.79 feet through the lands of said Yoder and along Nelson E. Yoder and Anna J. Yoder's (O.R. 89 page 733) south line to a point in the center of C.R. 201, witnessed by an iron pin set N 89 degrees 55' 41" W 28.00 feet;
- 12) S 18 degrees 05' 56" E 77.56 feet along the centerline of C.R. 201 to a point;
- 13) S 15 degrees 23' 21" E 220.66 feet along the centerline of C.R. 201 to a point, witnessed by an iron pin set S 35 degrees 35' 58" W 42.92 feet;
- 14) S 35 degrees 35' 58" W 95.78 feet along Fryburg Yoder Cemetery of the Fryburg Old-Order Amish Church, Atlee E. Troyer, Bishop's (D.V. 233 page 359) north line to a 5/8 inch rebar found;
- 15) S 89 degrees 08' 47" W 273.24 feet along said Fryburg Yoder Cemetery of the Fryburg Old-Order Amish Church, Atlee E. Troyer, Bishop's north line to a 5/8 inch rebar found;
- 16) S 01 degrees 48' 38" W 109.99 feet along said Fryburg Yoder Cemetery of the Fryburg Old-Order Amish Church, Atlee E. Troyer, Bishop's west line to a 5/8 inch rebar found;
- 17) N 89 degrees 19' 07" E 369.15 feet along said Fryburg Yoder Cemetery of the Fryburg Old-Order Amish Church, Atlee E. Troyer, Bishop's south line to a point in the center of C.R. 201, witnessed by a 5/8 inch rebar found S 89 degrees 19' 07" W 29.00 feet;

18) S 03 degrees 07' 10" E 285.34 feet along Mervin A. Yoder and Ruth Ann Yoder's (O.R. 268 page 3688) west line and partly along C.R. 201 to a 5/8 inch rebar found on the lot line;

19) N 88 degrees 57' 16" W 3321.70 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 69.005 acres, but subject to all highways and easements of record. Containing 2.746 acres in Lot 5 and 66.259 acres in Lot 13.

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.

See Holmes County Plat Book 19, page 4549 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
September 10, 2021

Donald C. Baker P.S. 6938



Parcel Number: 3400722002

FILE DESCRIPTION

Holmes County Map Office
11/10/2021