

Description 2.343 acre parcel

Being part of Lot 21, First Quarter, T-9 N, R-6 W, Berlin Township, Holmes County, Ohio, also known as part of the lands conveyed to Kevin C. Yoder and Judy Lynn Yoder in Deed vol. 245 page 361, PN 0100786000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of Lot 21, thence N 88 degrees 28' 39" W 334.80 feet along the lot line to a point, thence N 00 degrees 35' 17" E 593.63 feet along said Yoder's (PN 0100787000) east line and along Christopher J. Dages and Debra L. Mullet's (O.R. 248 page 649) east line to a 3/4 inch rod found, thence S 83 degrees 08' 31" W 81.16 feet along said Dages and Mullet's north line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES:

- 1) S 01 degree 11' 33" W 300.50 feet along said Dages and Mullet's west line to a point on said Yoder's (PN 0100787000) north line and in T.R. 1012 aka Parkwood Drive, witnessed by a 3/4 inch rod found N 01 degree 11' 33" E 24.90 feet;
- 2) N 88 degrees 50' 01" W 408.72 feet along said Yoder's (PN 0100787000) north line and along T.R. 1012 aka Parkwood Drive to a point, witnessed by an iron pin set N 09 degrees 27' 22" E 21.90 feet;
- 3) N 09 degrees 27' 22" E 102.41 feet through the lands of said Yoder (PN 0100786000) to an iron pin set;
- 4) N 21 degrees 27' 24" E 70.80 feet through the lands of said Yoder (PN 0100786000) to an iron pin set;
- 5) N 40 degrees 55' 06" E 53.16 feet through the lands of said Yoder (PN 0100786000) to an iron pin set;
- 6) N 48 degrees 32' 38" E 77.75 feet through the lands of said Yoder (PN 0100786000) to an iron pin set on the south line of Lot 1 of Skyvista Subdivision (Plat vol. 19 page 2728) and on Kyle L. Yoder and Stacey L. Yoder's (O.R. 262 page 312) south line;
- 7) N 83 degrees 08' 31" E 281.09 feet along the south line of Lot 1 of said Skyvista Subdivision and along said Kyle L. Yoder and Stacey L. Yoder's south line to the TRUE POINT OF BEGINNING.

This parcel contains 2.343 acres, but subject to all highways and easements of record.

This parcel is subject to a 50 foot common access easement for the purpose of ingress, egress, and general utilities.

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Commencing at a 5/8 inch rebar found marking the southeast corner of Lot 21, thence N 88 degrees 28' 39" W 334.80 feet along the lot line to a point, thence N 00 degrees 35' 17" E 593.63 feet along said Yoder's (PN 0100787000) east line and along Christopher J. Dages and Debra L. Mullet's (O.R. 248 page 649) east line to a 3/4 inch rod found, thence S 83 degrees 08' 31" W 81.16 feet along said Dages and Mullet's north line to an iron pin set, thence S 01 degree 11' 33" W 300.50 feet along said Dages and Mullet's west line to a point on said Yoder's (PN 0100787000) north line and in T.R. 1012 aka Parkwood Drive, thence N 88 degrees 50' 01" W 433.98 feet along said Yoder's (PN 0100787000) north line and along T.R. 1012 aka Parkwood Drive to a point the TRUE POINT OF BEGINNING.

Thence with the following FIVE (5) COURSES along the centerline of a 50 foot common access easement:

- 1) N 09 degrees 27' 22" E 108.68 feet through the lands of said Yoder (PN 0100786000) to a point;
- 2) N 21 degrees 27' 24" E 77.71 feet through the lands of said Yoder (PN 0100786000) to a point;
- 3) N 40 degrees 55' 06" E 45.75 feet through the lands of said Yoder (PN 0100786000) to a point;
- 4) N 74 degrees 06' 33" E 77.42 feet through the lands of said Yoder (PN 0100786000) to a point;
- 5) N 06 degrees 51' 29" W 21.34 feet through the lands of said Yoder (PN 0100786000) to a point on the south line of Lot 2 of Skyvista Subdivision Replat No. 1 and THERE ENDS.

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 5656 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
August 28, 2024


Donald C. Baker P.S. 6938



PPN : 0100786002

FILE DESCRIPTION
Holmes County Map Office
10 / 1 / 2025