

Description – Lot 1

Being Lot 1 of Albert E. Yoder Subdivision recorded in Plat Book 19 Page 5747, of the Holmes County Plat Records.

Lot 1 contains 3.129 acres, but is subject to all highways and easements of record.

Albert E. Yoder Subdivision is situated in Lot 19, Third Quarter, T-9 N, R-5 W, Berlin Township, Holmes County, Ohio.

Note: Lot 1 is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

Note: Lot 1 has access by a 50 foot common access easement for the purpose of ingress, egress, and general utilities, and further described as follows:

Being part of Lot 19, Third Quarter, T-9 N, R-5 W, Berlin Township, Holmes County, Ohio, also known as part of the lands conveyed to Albert E. Yoder and Edna A. Yoder in Deed vol. 282 page 69, PN 0101288005.

Commencing at a stone found marking the southwest corner of Lot 19, thence N 01 degree 25' 11" E 1179.87 feet along the lot line to a 5/8 inch rebar found, thence S 85 degrees 16' 33" E 785.57 feet along Leroy L. Miller and Iva D. Miller's (O.R. 221 page 1284) south line to a 5/8 inch rebar found, thence S 82 degrees 53' 08" E 300.00 feet along said Miller's south line to a point in the center of T.R. 369, thence S 02 degrees 46' 42" W 81.05 feet along the centerline of T.R. 369 to a point the TRUE POINT OF BEGINNING.

thence with the following THREE (3) COURSES along the centerline of a 50 foot common access easement:

- 1) N 79 degrees 52' 30" W 302.70 feet through the lands of said Yoder to a point;
- 2) N 46 degrees 22' 32" W 63.73 feet through the lands of said Yoder to a point;
- 3) N 85 degrees 16' 33" W 146.79 feet through the lands of said Yoder to a point on the east line of the above described Lot 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.

This survey made and description prepared by Donald C. Baker, P.S. 6938.
January 27, 2025


Donald C. Baker P.S. 6938



Parcel Number: 0101288018

FILE DESCRIPTION
Holmes County Map Office
1/21/2026