

Description – Lot 3

Being Lot 3 of Albert E. Yoder Subdivision recorded in Plat Book 19 Page 5747, of the Holmes County Plat Records.

Lot 3 contains 3.095 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 3 is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

Note: Lot 3 has access by and is subject to 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 563.52 feet along the lot line to a 5/8 inch rebar found, thence S 89 degrees 09' 39" E 669.08 feet along Gary W. Stutzman, Co-Trustee and Brenda R. Stutzman, Co-Trustee's (O.R. 275 page 1137) north line to a 5/8 inch rebar found, thence N 07 degrees 39' 15" W 150.93 feet along Duane D. Schlabach and Marilyn D. Schlabach's (O.R. 270 page 5016) west line to a 5/8 inch rebar found, thence S 85 degrees 54' 44" E 428.39 feet along said Schlabach's north line to a point in the center of T.R. 369, thence N 02 degrees 46' 42" E 25.005 feet along the centerline of T.R. 369 to a point the TRUE POINT OF BEGINNING.

thence with the following TWO (2) COURSES along the centerline of a 50 foot common access easement:

- 1) N 85 degrees 54' 44" W 430.18 feet through the lands of said Yoder to a point;
- 2) S 83 degrees 17' 57" W 238.06 feet through the lands of said Yoder to a point on the west line of the above described Lot 3 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: 0101288020

FILE DESCRIPTION

Holmes County Map Office

1/21/2026