

Description – Lot 6

Being Lot 6 of Albert E. Yoder Subdivision recorded in Plat Book 19 Page 5747, of the Holmes County Plat Records.

Lot 6 contains 6.552 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 6 is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

Note: Lot 6 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 71, PN 0101288006.

Commencing at a 5/8 inch rebar found marking the southeast corner of Lot 19, thence N 89 degrees 04' 00" W 521.75 feet along the lot line to a 5/8 inch rebar found, thence N 01 degree 33' 13" W 390.94 feet along Brian L. Yoder and Kathryn M. Yoder's (O.R. 270 page 742) east line to a 5/8 inch rebar found, thence S 89 degrees 08' 02" W 377.16 feet along said Yoder's north line to a 5/8 inch rebar found, thence N 02 degrees 34' 40" E 301.82 feet along said Yoder's east line and along David P. Miller and Christina Miller's (O.R. 276 page 1201) east line and along the east line of Lot 1 of Berlin Township Subdivision No. 7 (Plat vol. 19 page 4323) to a 5/8 inch rebar found, thence N 51 degrees 14' 38" W 74.53 feet along said Miller's north line and along the north line of Lot 1 of said Berlin Township Subdivision No. 7 to a 5/8 inch rebar found, thence S 88 degrees 21' 07" W 575.15 feet along said Miller's north line and along the north line of Lot 1 of said Berlin Township Subdivision No. 7 and along Duane D. Schlabach and Marilyn D. Schlabach's (O.R. 270 page 5016) north line to a point in the center of T.R. 369, thence N 02 degrees 46' 42" E 25.075 feet along the centerline of T.R. 369 to a point the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES along the centerline of a 50 foot common access easement:

- 1) N 88 degrees 21' 07" E 582.41 feet through the lands of said Albert E. Yoder and Edna A. Yoder to a point;
- 2) S 51 degrees 14' 38" E 75.16 feet through the lands of said Yoder to a point;

- 3) S 89 degrees 04' 00" E 16.44 feet through the lands of said Yoder to a point;
- 4) S 00 degrees 56' 00" W 25.00 feet through the lands of said Yoder to a point on the north line of Lot 5 of Albert E. Yoder Subdivision 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: 0101288023

FILE DESCRIPTION

Holmes County Map Office

1/21/2026