

Description 2.679 acre parcel

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.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of Lot 19, thence N 01 degree 11' 07" E 742.36 feet along the lot line to a 5/8 inch rebar found, thence N 89 degrees 04' 00" W 908.52 feet along Matthew L. Miller and Maria Ann Miller (O.R. 232 page 371), Ivan A. Yoder and Mary Esther Yoder (O.R. 232 page 374), and Andy Lee Troyer and Karen K. Troyer's (O.R. 117 page 917) south line to a 5/8 inch rebar found, thence N 02 degrees 46' 42" E 220.63 feet along said Troyer's west line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 88 degrees 10' 19" W 635.58 feet through the lands of said Albert E. Yoder and Edna A. Yoder to a point in the center of T.R. 369, witnessed by an iron pin set N 88 degrees 10' 19" E 31.70 feet;
- 2) N 02 degrees 46' 42" E 183.46 feet along the centerline of T.R. 369 to a point, witnessed by a 5/8 inch rebar found N 88 degrees 02' 24" E 30.00 feet;
- 3) N 88 degrees 02' 24" E 635.70 feet along Norman C. Yoder and Ina E. Yoder's (D.V. 281 page 917) south line to a 5/8 inch rebar found on said Troyer's west line;
- 4) S 02 degrees 46' 42" W 184.93 feet along said Troyer's west line to the TRUE POINT OF BEGINNING.

This parcel contains 2.679 acres, but subject to all highways and easements of record.

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 5747 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
January 27, 2025


Donald C. Baker P.S. 6938



Parcel Number: 0101288024

FILE DESCRIPTION
Holmes County Map Office
1/21/2026