

Description 2.274 acre parcel

Situated in the Village of Baltic and being a part of the southwest quarter of Section 25, T-8 N, R-4 W, Clark Township, Holmes County, Ohio, also known as part of the lands conveyed to Cody L. Yoder and Linda V. Yoder in Official Record vol. 287 page 6156, PN 0400042000.

Described as follows:

Commencing at a stone found marking the northwest corner of the southwest quarter of Section 25, thence S 88 degrees 56' 05" E 582.28 feet along the quarter section line to a point, thence S 01 degree 37' 38" W 1008.77 feet through the lands of Dennis W. Mast and Verna S. Mast (O.R. 281 page 4319) and along The Corporation Line of the Village of Baltic to a point, thence N 78 degrees 05' 20" E 602.56 feet along said Mast's south line to a point, thence S 86 degrees 56' 30" E 498.06 feet along Lamar D. Troyer and MaryEtta Troyer's (O.R. 270 page 2843) south line to a point, thence S 00 degrees 37' 16" W 220.43 feet along said Troyer's southerly line to a point in the center of T.R. 175 the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES:

- 1) N 80 degrees 40' 57" E 34.44 feet along the centerline of T.R. 175 to a point, witnessed by a 5/8 inch rebar found S 06 degrees 07' 58" W 20.22 feet;
- 2) S 06 degrees 07' 58" W 266.18 feet along Reuben D. Erb and Leanna Erb's (O.R. 218 page 1491) west line to a point on Tuscarawas Water & Sewer District's (O.R. 289 page 2047) north line and in a stream, witnessed by an iron pin set N 06 degrees 07' 58" E 9.64 feet;
- 3) N 87 degrees 19' 54" W 449.56 feet along said Tuscarawas Water & Sewer District's north line and along a stream to a point, witnessed by an iron pin set N 00 degrees 45' 10" E 25.22 feet;
- 4) N 00 degrees 45' 10" E 160.00 feet along said Tuscarawas Water & Sewer District's northerly line to a point in the center of T.R. 175, witnessed by a 5/8 inch rebar found S 00 degrees 45' 10" W 30.09 feet;
- 5) N 75 degrees 30' 40" E 90.00 feet along the centerline of T.R. 175 to a point;
- 6) N 81 degrees 44' 37" E 132.00 feet along the centerline of T.R. 175 to a point;
- 7) N 80 degrees 40' 57" E 226.64 feet along the centerline of T.R. 175 to the TRUE POINT OF BEGINNING.

This parcel contains 2.274 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 Surveying".
Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5908 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
April 13, 2026

Donald C. Baker

Donald C. Baker P.S. 6938



PPN: 0400042006

FILE DESCRIPTION
Holmes County Map Office
8/28/2026