

Description 2.180 acre parcel

Being part of the northwest and southwest quarters of Section 21, T-8 N, R-6 W, Mechanic Township, Holmes County, Ohio, also known as all of the lands conveyed to Andrew J. Yoder and Susan B. Yoder in Official Record vol. 277 page 3526, PN 1300558000 and PN 1300556000.

Described as follows:

Beginning at a 5/8 inch rebar found in T.R.111 marking the southwest corner of the northwest quarter of section 21 the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES:

- 1) N 00 degrees 48' 06" E 158.50 feet along the section line and along T.R. 111 to a point in the center of C.R. 59, witnessed by a 5/8 inch rebar found N 00 degree 48' 06" E 35.70 feet;
- 2) N 82 degrees 24' 16" E 202.65 feet along the centerline of C.R. 59 to a point, witnessed by an iron pin set S 00 degrees 15' 11" W 20.65 feet;
- 3) S 00 degrees 15' 11" W 492.79 feet (passing into the southwest quarter of section 21) along Robert D. Miller and Mary Miller's (O.R. 201 page 2327) west line to an iron pin set;
- 4) N 84 degrees 19' 13" W 204.39 feet along Paul I. Troyer and Emily Troyer's (O.R. 291 page 2662) north line to a point on the section line and in T.R. 111, witnessed by an iron pin set S 84 degrees 19' 13" E 16.50 feet;
- 5) N 00 degrees 29' 34" E 287.30 feet along the section line and along T.R. 111 to the TRUE POINT OF BEGINNING.

This parcel contains 2.180 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 LLC".
Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5648 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
August 12, 2025.



Donald C. Baker

P.S. 6938



PPN: 1300558001

FILE DESCRIPTION

Holmes County Map Office
9/23/2025