

Description 14.610 acre parcel

Being a part of Lot 13 and Lot 14 of the Third Quarter T-8 N, R-6 W, Mechanic Township, Holmes County, Ohio, also known as part of the lands conveyed to Elton Yoder and Laura M. Yoder in Official Record 291 page 6007. PN 1302340008.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southwest corner of Lot 14, thence S 89 degrees 34' 53" E 503.91 feet along the lot line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SIXTEEN (16) COURSES:

- 1) N 01 degree 46' 59" E 842.95 feet through the lands of said Yoder to an iron pin set;
- 2) S 73 degrees 28' 08" E 131.46 feet through the lands of said Yoder to an iron pin set;
- 3) N 06 degrees 45' 07" E 878.69 feet through the lands of said Yoder to an iron pin set;
- 4) N 27 degrees 52' 08" E 188.58 feet (passing into lot 13) through the lands of said Yoder to an iron pin set;
- 5) N 13 degrees 37' 12" W 263.57 feet through the lands of said Yoder to an iron pin set;
- 6) N 04 degrees 01' 04" E 327.84 feet through the lands of said Yoder to an iron pin set;
- 7) N 08 degrees 06' 58" E 66.60 feet through the lands of said Yoder to a point in the centerline of T.R. 113, witnessed by an iron pin set S 08 degrees 06' 58" W 13.54 feet;
- 8) S 86 degrees 55' 22" E 206.97 feet along the centerline of T. R. 113 to a point, witnessed by a 5/8 inch rebar found S 01 degree 39' 19" W 30.00 feet;
- 9) S 01 degree 39' 19" W 1322.20 feet (passing into lot 14) along Firman D. Troyer's (O.R. 272 page 3844) west line and along Robert J. Miller and Wilma D. Miller's (O.R. 293 page 965) west line to a 5/8 inch rebar found;
- 10) N 88 degrees 55' 03" W 191.61 feet along Norman L. Troyer and Esther G. Troyer's (O.R. 276 page 1220 and O.R. 118 page 857) north line to a 5/8 inch rebar found;
- 11) S 01 degree 24' 21" W 397.41 feet along said Norman L. Troyer and Esther G. Troyer's west line to a 5/8 inch rebar found;
- 12) S 73 degrees 40' 43" E 42.39 feet along said Norman L. Troyer and Esther G. Troyer's south line to a 5/8 inch rebar found;

- 13) S 79 degrees 35' 57" E 34.82 feet along said Norman L. Troyer and Esther G. Troyer's south line to a 5/8 inch rebar found;
- 14) S 89 degrees 07' 23" E 29.98 feet along said Norman L. Troyer and Esther G. Troyer's south line to a 5/8 inch rebar found;
- 15) S 01 degree 23' 25" W 751.39 feet along said Norman L. Troyer and Esther G. Troyer's (O.R. 118 page 857) west line and along Junior L. Troyer's (O.R. 256 page 1257) west line to a 5/8 inch rebar found on the lot line;
- 16) N 89 degrees 34' 53" W 367.86 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 14.610 acres, but subject to all highways and easements of record. Containing 3.750 acres in lot 13 and 10.860 acres in lot 14.

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 5805 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
December 23, 2025


Donald C. Baker P.S. 6938



Parcel Number: 1302340009

FILE DESCRIPTION
Holmes County Map Office
4/15/2026