

Description 22.619 acre parcel

Being part of Lot 19, Fourth Quarter, T-10 N, R-5 W, Paint Township, Holmes County, Ohio, also known as part of the lands conveyed to Wes A. Yoder and Niva P. Yoder in Official Record vol. 53 page 834, PN 1500625000.

Described as follows:

Commencing at a R.R. spike found in T.R. 668 marking the northwest corner of Lot 19, thence S 02 degrees 18' 13" W 597.92 feet along the lot line and along T.R. 668 to a mag nail set the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 76 degrees 41' 59" E 12.18 feet.

thence with the following ELEVEN (11) COURSES:

- 1) S 76 degrees 41' 59" E 530.30 feet through the lands of said Yoder and along a creek to a point, witnessed by an iron pin set S 20 degrees 00' 17" E 14.62 feet;
- 2) S 87 degrees 25' 40" E 686.00 feet through the lands of said Yoder and along a creek to a point, witnessed by an iron pin set N 12 degrees 53' 41" W 23.27 feet;
- 3) S 65 degrees 21' 35" E 163.00 feet through the lands of said Yoder and along a creek to a point, witnessed by an iron pin set N 01 degree 59' 51" W 24.56 feet;
- 4) S 43 degrees 55' 45" E 578.00 feet through the lands of said Yoder and partly along a creek to an iron pin set;
- 5) S 02 degrees 07' 05" W 293.36 feet through the lands of said Yoder to an iron pin set;
- 6) N 87 degrees 50' 44" W 1126.89 feet along Robert L. Coblentz and Esther Coblentz aka Esther R. Coblentz's (O.R. 188 page 3198) north line and along Henry Troyer and Brenda K. Troyer's (O.R. 258 page 1805) north line and along Marcus Jay Miller and Marlene D. Miller's (O.R. 270 page 3357) north line and along the north line of Lot 1 of Double Creek Subdivision (Plat vol. 19 page 3122) to an iron pin set;
- 7) N 02 degrees 08' 02" E 281.92 feet partly through the lands of said Yoder and partly along Duane W. Yoder and Ruth Yoder's (O.R. 249 page 4548) east line to a 5/8 inch rebar found;
- 8) N 89 degrees 03' 32" W 203.62 feet along said Duane W. Yoder and Ruth Yoder's north line to a 5/8 inch rebar found;
- 9) N 31 degrees 05' 42" W 313.27 feet along said Yoder's east line to a 5/8 inch rebar found;
- 10) N 87 degrees 53' 07" W 271.95 feet along said Yoder's north line to a point on the lot line and in T.R. 668, witnessed by a 5/8 inch rebar found S 87 degrees 53' 07" E 18.86 feet;

11) N 02 degrees 18' 13" E 324.72 feet along the lot line and along T.R. 668 to the TRUE POINT OF BEGINNING.

This parcel contains 22.619 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 5602 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
May 16, 2025

Aaron L. Gerber

P.S. 8379



Parcel Number: 1500625010

FILE DESCRIPTION

Holmes County Map Office

7/22/2025