

Description 55.813 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:

Beginning at a 3/4 inch pipe found marking the northeast corner of Lot 19 the TRUE POINT OF BEGINNING.

thence with the following THIRTEEN (13) COURSES:

- 1) S 01 degree 51' 28" W 1464.20 feet along the lot line to a 5/8 inch rebar found;
- 2) N 87 degrees 50' 44" W 901.70 feet along Winesburg Enterprises, Ltd.'s (O.R. 227 page 2287) north line and along Robert L. Coblentz and Esther Coblentz aka Esther R. Coblentz's (O.R. 188 page 3198) north line to an iron pin set;
- 3) N 02 degrees 07' 05" E 293.36 feet through the lands of said Yoder to an iron pin set;
- 4) N 43 degrees 55' 45" W 578.00 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;
- 5) N 65 degrees 21' 35" W 163.00 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;
- 6) N 87 degrees 25' 40" W 686.00 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;
- 7) N 76 degrees 41' 59" W 530.30 feet through the lands of said Yoder and along a creek to a mag nail set on the lot line and in T.R. 668, witnessed by an iron pin set S 76 degrees 41' 59" E 12.18 feet;
- 8) N 02 degrees 18' 13" E 547.92 feet along the lot line and along T.R. 668 to a point, witnessed by an iron pin set S 87 degrees 53' 30" E 23.39 feet;
- 9) S 87 degrees 53' 30" E 1324.04 feet through the lands of said Yoder to an iron pin set;
- 10) S 08 degrees 15' 26" W 89.83 feet through the lands of said Yoder to an iron pin set;
- 11) S 83 degrees 55' 36" E 881.46 feet through the lands of said Yoder to an iron pin set;
- 12) N 12 degrees 24' 38" E 203.55 feet through the lands of said Yoder to an iron pin set on the lot line;
- 13) S 87 degrees 53' 30" E 436.00 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 55.813 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: 1500625012

FILE DESCRIPTION

Holmes County Map Office

7/22/2025