

Description 4.799 acre parcel

Being part of the southwest quarter of Section 5, T-17 N, R-14 W, Ripley Township, Holmes County, Ohio, also known as part of the lands conveyed to Melvin N. Yoder and Mary L. Yoder in Official Record vol. 289 page 4067, PN 2300175004.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of the southwest quarter of Section 5, thence S 00 degrees 43' 34" E 1325.27 feet along the section line to a stone found, thence N 89 degrees 33' 53" E 553.87 feet along Vernon R. Yoder and Emma I. Yoder's (O.R. 178 page 227) north line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES:

- 1) N 00 degrees 26' 07" W 135.74 feet through the lands of said Melvin N. Yoder and Mary L. Yoder to an iron pin set;
- 2) N 89 degrees 33' 53" E 1509.22 feet through the lands of said Melvin N. Yoder and Mary L. Yoder to an iron pin set;
- 3) S 26 degrees 24' 31" E 128.63 feet through the lands of said Melvin N. Yoder and Mary L. Yoder to a point in the center of S.R. 514, witnessed by an iron pin set N 26 degrees 24' 31" W 28.11 feet;
- 4) S 45 degrees 21' 35" W 28.83 feet along the centerline of S.R. 514 to a point, witnessed by a 5/8 inch rebar found S 89 degrees 33' 53" W 39.46 feet;
- 5) S 89 degrees 33' 53" W 1544.89 feet along Roman E. Raber and Elva E. Raber (O.R. 244 page 1122) and said Vernon R. Yoder and Emma I. Yoder's north line to the TRUE POINT OF BEGINNING.

This parcel contains 4.799 acres, but subject to all highways and easements of record. To go to adjoiner.

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 5752 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
December 3, 2025

  
Donald C. Baker P.S. 6938



PPN: 2300175006

**FILE DESCRIPTION**

Holmes County Map Office  
1/23/2026