

Description 3.505 acre parcel

Being part of the northwest quarter of Section 19, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as lands conveyed to David L. Yoder and Krystal A. Yoder in Official Record 287 page 2390, PN 2600111000 and PN 2600112000.

Described as follows:

Commencing at a stone found marking the northeast corner of the northwest quarter of Section 19, thence N 88 degrees 43' 06" W 949.92 feet along the section line to a point, thence S 00 degrees 29' 34" W 197.04 feet along Mast Holding Company Limited's (Deed Volume 269 page 589) west line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following NINE (9) COURSES:

- 1) S 00 degrees 29' 34" W 265.25 feet along said Mast Holding Company Limited's west line to a 5/8 inch rebar found;
- 2) N 73 degrees 21' 48" W 120.31 feet along said Mast Holding Company Limited's west line to a 5/8 inch rebar found;
- 3) S 00 degrees 56' 52" W 206.65 feet along said Mast Holding Company Limited's west line to a 5/8 inch rebar found;
- 4) N 76 degrees 53' 29" W 197.99 feet along WCC Enterprises LLC's (O.R. 293 page 5630) north line to a R.R. spike set;
- 5) S 42 degrees 46' 12" W 88.53 feet along said WCC Enterprises LLC's north line to a 5/8 inch rebar found;
- 6) N 73 degrees 37' 04" W 38.66 feet along said WCC Enterprises LLC's north line to a point in T.R. 405 and on Leroy A. Erb and Kristina R. Erb's (O.R. 273 page 5539) east line;
- 7) N 00 degrees 57' 20" E 300.65 feet along said Erb's east line and along T.R. 405 to a point;
- 8) N 01 degree 36' 06" W 153.35 feet along said Erb's east line and along T.R. 405 to a mag nail set, witnessed by an iron pin set S 88 degrees 58' 49" E 23.42 feet;
- 9) S 88 degrees 58' 49" E 410.35 feet along David R. Raber and Kristina E. Raber's (O.R. 285 page 5684) south line to the TRUE POINT OF BEGINNING.

This parcel contains 3.505 acres, but subject to all highways and easements of record.

The above described 3.505 acre parcel is subject to an existing 20 foot easement recorded in P.V. 14 page 624.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5786 for survey.

This survey made and description prepared by Donald C. Baker, P.S. 6938.

February 11, 2026



Donald C. Baker

P.S. 6938



PPN: 2600112002

**FILE DESCRIPTION**

Holmes County Map Office

3/19/2026