

Description 81.433 acre parcel

Being a part of Lot 32 of the Third Quarter, Berlin Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands conveyed to Eli A. Yoder in Deed vol. 264 page 48 and Official Record vol. 136 page 807, PN 0100783000.

Described as follows:

Beginning at a 5/8 inch rebar found marking the southeast corner of said Lot 32 the TRUE POINT OF BEGINNING.

thence with the following TWENTY-FIVE (25) COURSES:

- 1) N 88 degrees 37' 40" W 918.06 feet along the lot line to a 5/8 inch rebar found;
- 2) N 01 degrees 22' 25" E 91.78 feet along Michael Troyer and Naomi Troyer's (O.R. vol. 253 page 3581) east line to a 5/8 inch rebar found;
- 3) N 88 degrees 22' 24" W 157.22 feet along said Troyer's east line to a 5/8 inch rebar found;
- 4) N 16 degrees 53' 22" W 221.42 feet along said Troyer's east line to a 5/8 inch rebar found in the center of T.R. 371, witnessed by an iron pin set S 16 degrees 53' 22" E 28.84 feet;
- 5) S 69 degrees 40' 33" W 58.99 feet along the centerline of T.R. 371 to a 5/8 inch rebar found;
- 6) S 63 degrees 21' 31" W 70.54 feet along the centerline of T.R. 371 to a 5/8 inch rebar found;
- 7) S 59 degrees 40' 51" W 138.84 feet along the centerline of T.R. 371 to a 5/8 inch rebar found;
- 8) S 51 degrees 28' 08" W 88.50 feet along the centerline of T.R. 371 to a 5/8 inch rebar found;
- 9) S 40 degrees 44' 11" W 152.75 feet along the centerline of T.R. 371 to a 5/8 inch rebar found on the lot line and the Clark Township line;
- 10) N 88 degrees 37' 40" W 496.68 feet along the lot line and the Clark Township line to a 5/8 inch rebar found;
- 11) N 39 degrees 24' 33" E 112.32 feet along Eli A. Yoder and Dorothy Yoder's (O.R. vol. 254 page 871) east line to a 5/8 inch rebar found;
- 12) N 63 degrees 14' 48" W 883.28 feet along said Yoder's north line to a 5/8 inch rebar found on the lot line;
- 13) N 01 degrees 27' 34" E 751.67 feet along the lot line to a stone found;
- 14) N 70 degrees 07' 14" E 1263.38 feet along Abe E. Yoder and Katie Yoder's (O.R. vol. 145 page 333) south line to a 5/8 inch rebar found on the lot line;
- 15) S 88 degrees 20' 00" E 748.88 feet along the lot line to an iron pin set;
- 16) S 04 degrees 57' 04" E 275.76 feet through the lands of said Eli A. Yoder to an iron pin set;
- 17) S 04 degrees 59' 58" E 84.79 feet through the land of said Eli A. Yoder to an iron pin set;
- 18) S 67 degrees 55' 16" E 82.19 feet through the lands of said Eli A. Yoder to an iron pin set;
- 19) N 26 degrees 36' 36" E 211.88 feet through the lands of said Eli A. Yoder to an iron pin set;

- 20) N 86 degrees 47' 41" E 259.66 feet through the land of said Eli A. Yoder to a R.R. spike found in T.R. 371, witnessed by an iron pin set S 86 degrees 47' 41" W 23.18 feet;
- 21) S 26 degrees 42' 48" W 481.11 feet along T.R. 371 and along Firman D. Troyer and Carolyn Marie Troyer's (O.R. vol. 272 page 2842) west line to a point, witnessed by a 5/8 inch rebar found S 64 degrees 47' 34" E 26.45 feet;
- 22) S 64 degrees 47' 34" E 205.87 feet along said Firman D. Troyer and Carolyn Marie Troyer's south line to a 5/8 inch rebar found on Matthew A. Miller's (O.R. vol. 269 page 7025) west line;
- 23) S 27 degrees 21' 33" W 201.96 feet along said Miller's west line to an iron pin set;
- 24) N 89 degrees 45' 22" E 481.80 feet along said Miller's south line to an iron pin set on the lot line;
- 25) S 01 degrees 16' 42" W 811.83 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 81.433 acres, but subject to all highways and easements of record.

The above described 81.433 acre parcel is subject to an existing 50 foot easement recorded in Plat vol. 16 page 966.

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

See Holmes County Plat Book 19, page 4500 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
July 13, 2021


Donald C. Baker P.S. 6938



Parcel Number: 0100783006

FILE DESCRIPTION
Holmes County Map Office
9/24/2021

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