

Description 10.583 acre parcel

Being part of Lot 1, Third Quarter, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as all of the lands conveyed to Sherman Yoder and Joy Lee Yoder in Deed vol. 152 page 503, PN 0600914000.

Described as follows:

Commencing at a point marking the southwest corner of Lot 1, thence S 88 degrees 16' 55" E 331.60 feet along the lot line and along the Village of Millersburg corporation line to a point, thence N 01 degree 42' 17" E 301.62 feet along Bradley R. Welsh and Melissa Welsh's (D.V. 276 page 881) west line and along the Village of Millersburg corporation line to a point, thence S 88 degrees 17' 43" E 364.98 feet along the south line of The Holmes County Agricultural Society, Inc.'s (O.R. 236 page 898) south line and along the Village of Millersburg corporation line to a point, thence N 13 degrees 15' 43" E 728.33 feet along said The Holmes County Agricultural Society, Inc.'s east line and along the Village of Millersburg corporation line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following THIRTEEN (13) COURSES:

- 1) N 13 degrees 50' 57" E 273.88 feet along said The Holmes County Agricultural Society, Inc.'s east line and along the Village of Millersburg corporation line to a 5/8 inch rebar found;
- 2) S 76 degrees 22' 30" E 286.43 feet along Bud Sherman Yoder and Beth E. Yoder's (O.R. 275 page 6854) south line to a 5/8 inch rebar found;
- 3) N 87 degrees 06' 29" E 108.83 feet along said Bud Sherman Yoder and Beth E. Yoder's south line to a 5/8 inch rebar found;
- 4) N 28 degrees 33' 22" E 433.20 feet along said Bud Sherman Yoder and Beth E. Yoder's east line and along Sherman Yoder and Joy Lee Yoder's (O.R. 39 page 811) east line to a 5/8 inch rebar found;
- 5) N 65 degrees 38' 25" W 125.27 feet along said Sherman Yoder and Joy Lee Yoder's north line to a 5/8 inch rebar found on David E. Chupp and Marlene L. Chupp's (O.R. 169 page 2303) east line;
- 6) N 31 degrees 52' 01" E 285.95 feet along said Chupp's east line to a point in S.R. 39 and on the Village of Millersburg corporation line, witnessed by a 3/4 inch pinchtap found S 31 degrees 52' 01" W 80.37 feet;
- 7) S 38 degrees 15' 24" E 47.49 feet along J.D. Hipp Farms, Ltd.'s (O.R. 36 page 641) south line and along S.R. 39 and along the Village of Millersburg corporation line to a 5/8 inch rebar found;
- 8) S 49 degrees 57' 19" E 51.46 feet along said J.D. Hipp Farms, Ltd.'s south line and along S.R. 39 to a 5/8 inch rebar found;
- 9) S 62 degrees 35' 01" E 195.60 feet along said J.D. Hipp Farms, Ltd.'s south line and along S.R. 39 to an iron pin set;
- 10) S 63 degrees 19' 44" E 111.77 feet along Paula J. Meiler's (O.R. 233 page 375) south line and along S.R. 39 to a 5/8 inch rebar found;
- 11) S 20 degrees 35' 22" W 869.56 feet along said Meiler's (O.R. 198 page 1999) west line to a 5/8 inch rebar found on Leonardo Gonzalez and Marcella Jayne Gonzalez's (O.R. 262 page 3309) north line;
- 12) N 84 degrees 23' 44" W 172.48 feet along said Gonzalez's north line to an iron pin set;
- 13) N 77 degrees 04' 29" W 576.00 feet along said Gonzalez's north line to the TRUE POINT OF BEGINNING.

This parcel contains 10.583 acres, but subject to all highways and easements of record.

This parcel is subject to an existing 50 foot easement recorded in Plat vol. 13 page 158.

Also subject to an existing 30 foot easement recorded in Plat vol. 14 page 171.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938".
Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83
(2011 adjustment).

See Holmes County Plat Book 19, page 4893 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
October 13, 2022



Donald C. Baker P.S. 6938



Parcel Number: 0600914004

FILE DESCRIPTION
Holmes County Map Office
12/30/2022

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