

Description 0.903 acre parcel

Being part of Lot 1, Fourth Quarter, T-9 N, R-8 W, Monroe Township, Holmes County, Ohio, also known as part of the lands conveyed to Daniel Yoder in Official Record vol. 273 page 2553, PN 1400160002.

Described as follows:

Commencing at a 1/2 inch pipe found marking the southwest corner of Lot 1, thence S 87 degrees 11' 59" E 1097.65 feet along the lot line to a 5/8 inch rebar found, thence N 00 degrees 54' 58" E 406.80 feet along David E. Shreiner, Trustee's (O.R. 223 page 1571) east line to a point in the center of C.R. 400, thence N 74 degrees 05' 07" E 174.63 feet along the centerline of C.R. 400 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 11 degrees 38' 43" E 22.61 feet.

thence with the following TEN (10) COURSES:

- 1) N 74 degrees 05' 07" E 19.26 feet along the centerline of C.R. 400 to a R.R. spike found;
- 2) N 75 degrees 59' 52" E 30.82 feet along the centerline of C.R. 400 to a point, witnessed by an iron pin set S 11 degrees 38' 43" E 20.15 feet;
- 3) S 11 degrees 38' 43" E 160.25 feet through the lands of said Yoder to an iron pin set;
- 4) N 83 degrees 40' 13" E 86.46 feet through the lands of said Yoder to an iron pin set;
- 5) N 54 degrees 03' 07" E 190.49 feet through the lands of said Yoder to an iron pin set on Jacob L. Stutzman's (O.R. 272 page 6811) west line;
- 6) S 36 degrees 11' 36" W 233.99 feet along said Stutzman's west line to a 5/8 inch rebar found;
- 7) S 74 degrees 05' 07" W 260.03 feet along said Stutzman's north line to a 5/8 inch rebar found;
- 8) N 20 degrees 33' 48" W 98.25 feet along said Stutzman's east line to an iron pin set;
- 9) N 76 degrees 41' 05" E 138.35 feet through the lands of said Yoder to an iron pin set;
- 10) N 11 degrees 38' 43" W 162.48 feet through the lands of said Yoder to the TRUE POINT OF BEGINNING.

This parcel contains 0.903 acres, but subject to all highways and easements of record.

Also granting an existing 50 foot convenience easement recorded in Plat vol. 19 page 4093 and further described as follows:

Being part of Lot 1, Fourth Quarter, T-9 N, R-8 W, Monroe Township, Holmes County, Ohio, also known as part of the lands conveyed to Jacob L. Stutzman in Official Record vol. 272 page 6811.

Commencing at a 1/2 inch pipe found marking the southwest corner of Lot 1, thence S 87 degrees 11' 59" E 1097.65 feet along the lot line to a 5/8 inch rebar found, thence N 00 degrees 54' 58" E 406.80 feet along David E. Shreiner, Trustee's (O.R. 223 page 1571) east line to a point in the center of C.R. 400, thence N 74 degrees 05' 07" E 26.12 feet along the centerline of C.R. 400 to a point the TRUE POINT OF BEGINNING.

thence with the following TWO (2) COURSES along the centerline of a 50 foot convenience easement:

- 1) S 00 degrees 54' 58" W 107.63 feet through the lands of said Stutzman to a point;
- 2) S 20 degrees 33' 48" E 151.17 feet through the lands of said Stutzman to a point and THERE ENDS.

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 5370 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
July 12, 2024


Donald C. Baker P.S. 6938



Parcel Number: 1400160008

FILE DESCRIPTION

Holmes County Map Office

8/28/2024