

Description 71.514 acre parcel

Being part of the northwest quarter of Section 31, T-15 N, R-11 W, Paint Township, Holmes County, Ohio, also known as all of the lands conveyed to John J. Yoder and Mattie Yoder in Official Record vol. 6 page 587, PN 1501056000.

Described as follows:

Commencing at a R.R. spike found in C.R. 200 marking the northeast corner of the northwest quarter of Section 31, thence S 89 degrees 20' 31" W 668.22 feet along the section line and along C.R. 200 to a 5/8 inch rebar found the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 02 degrees 19' 11" W 40.77 feet.

thence with the following TWENTY-TWO (22) COURSES:

- 1) S 02 degrees 19' 11" W 67.00 feet along Andy J. Yoder and Linda L. Yoder's (O.R. 270 page 1102) west line to an iron pin set;
- 2) N 89 degrees 20' 29" E 46.02 feet along said Yoder's south line to a 5/8 inch rebar found;
- 3) S 02 degrees 19' 12" W 409.76 feet along said Yoder's west line to a 5/8 inch rebar found;
- 4) S 83 degrees 30' 29" E 50.13 along said Yoder's south line to a 5/8 inch rebar found;
- 5) S 03 degrees 15' 55" W 328.46 feet along said Yoder's west line to a 5/8 inch rebar found;
- 6) N 88 degrees 10' 02" E 612.97 feet along said Yoder's south line and along Dennis J. Weaver and Ella N. Weaver's (O.R. 256 page 3493) south line to a 5/8 inch rebar found on the quarter section line;
- 7) S 00 degrees 09' 54" E 915.98 feet along the quarter section line to a stone found;
- 8) N 89 degrees 43' 43" W 660.00 feet along Aaron A. Hershberger and Edna R. Hershberger's (O.R. 5 page 205) north line to a 5/8 inch rebar found;
- 9) S 00 degrees 10' 00" E 198.00 feet along said Hershberger's west line to a 5/8 inch rebar found;
- 10) S 89 degrees 20' 31" W 963.46 feet along said Hershberger's north line and along the north line of Lot 2 of Breezy Ridge Subdivision (Plat vol. 19 page 4726) and along Jonathan Yoder and Amy A. Yoder's (O.R. 282 page 699) north line to a 5/8 inch rebar found;
- 11) N 01 degree 19' 17" W 164.90 feet along Mose A. Keim and Miriam E. Keim's (O.R. 279 page 3756) east line to a 5/8 inch rebar found;
- 12) N 19 degrees 44' 49" W 328.29 feet along said Keim's east line to a 5/8 inch rebar found;
- 13) N 71 degrees 56' 02" W 69.91 feet along said Keim's north line to a 5/8 inch rebar found;
- 14) N 47 degrees 21' 07" W 191.33 feet along said Keim's north line to a 3/4 inch pinchtop found;
- 15) N 45 degrees 48' 16" W 181.00 feet along Atlee D. Weaver and Betty Weaver's (O.R. 182 page 2790) east line to a 3/4 inch pinchtop found;
- 16) S 85 degrees 45' 07" W 186.00 feet along said Weaver's north line to a 3/4 inch pinchtop found on Joseph R. Miller and Alma E. Miller's (O.R. 262 page 3593) east line;
- 17) N 00 degrees 12' 22" W 629.95 feet along said Miller's east line and along Henry J. Yoder and Laura A. Yoder's (O.R. 215 page 3339) east line to a 5/8 inch rebar found;
- 18) S 74 degrees 58' 45" E 249.66 feet along Aden D. Troyer and Mary A. Troyer's (O.R. 251 page 6459) south line to a 5/8 inch rebar found;

- 19) N 00 degrees 12' 22" W 421.65 feet along said Troyer's east line and along Atlee D. Troyer's (O.R. 275 page 3361) east line to a 5/8 inch rebar found;
- 20) S 89 degrees 31' 14" E 221.30 feet along Ruby D. Troyer's (O.R. 274 page 3163) south line to an iron pin set;
- 21) N 00 degrees 18' 17" E 176.23 feet along said Troyer's east line to a point on the section line and in C.R. 200, witnessed by an iron pin set S 00 degrees 18' 17" W 40.23 feet;
- 22) N 89 degrees 20' 31" E 1127.37 feet along the section line and along C.R. 200 to the TRUE POINT OF BEGINNING.

This parcel contains 71.514 acres, but subject to all highways and easements of record.

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 4992 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
March 17, 2023


Donald C. Baker P.S. 6938



Parcel Number: 1501056010

FILE DESCRIPTION
Holmes County Map Office
5/5/2023

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