

### Description 1.000 acre parcel

Being part of the northwest quarter of Section 23, T-8 N, R-9 W, Richland Township, Holmes County, Ohio, also known as part of the lands conveyed to Jacob M. Yoder and Anna Mary Yoder in Official Record vol. 288 page 502, PN 2100046000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of the northwest quarter of Section 23, thence N 01 degree 59' 35" E 297.00 feet along the quarter section line to a 5/8 inch rebar found, thence N 53 degrees 02' 03" W 208.89 feet along John A. Stanko and Loretta A. Stanko's (D.V. 267 page 382) north line to a point in the center of U.S. 62, thence along a curve to the right having a delta angle of 16 degrees 39' 28", R – 636.62 feet, T – 93.20 feet, Ch. Brg. – N 78 degrees 20' 53" W, Ch. 184.44 feet along the centerline of U.S. 62 an arc distance of 185.09 feet to a point, thence N 70 degrees 01' 09" W 132.48 feet along the centerline of U.S. 62 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 04 degrees 40' 24" E 21.37 feet.

thence with the following FOUR (4) COURSES:

- 1) N 70 degrees 01' 09" W 260.99 feet along the centerline of U.S. 62 to a point, witnessed by an iron pin set N 33 degrees 30' 00" E 61.12 feet;
- 2) N 33 degrees 30' 00" E 216.58 feet through the lands of said Yoder to an iron pin set;
- 3) S 70 degrees 01' 09" E 152.73 feet through the lands of said Yoder to an iron pin set;
- 4) S 04 degrees 40' 24" W 218.32 feet through the lands of said Yoder to the TRUE POINT OF BEGINNING.

This parcel contains 1.000 acres, but subject to all highways and easements of record.

The Grantor reserves unto themselves, their heirs and assigns, a 30 foot secondary easement for the purpose of ingress and egress, further described as follows:

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Commencing at a 5/8 inch rebar found marking the southeast corner of the northwest quarter of Section 23, thence N 01 degree 59' 35" E 297.00 feet along the quarter section line to a 5/8 inch rebar found, thence N 53 degrees 02' 03" W 208.89 feet along John A. Stanko and Loretta A. Stanko's (D.V. 267 page 382) north line to a point in the center of U.S. 62, thence along a curve to the right having a delta angle of 16 degrees 39' 28", R – 636.62 feet, T – 93.20 feet, Ch. Brg. – N 78 degrees 20' 53" W, Ch. 184.44

feet along the centerline of U.S. 62 an arc distance of 185.09 feet to a point, thence N 70 degrees 01' 09" W 378.05 feet along the centerline of U.S. 62 to a point the TRUE POINT OF BEGINNING.

thence with the following TWO (2) COURSES along the centerline of a 30 foot secondary easement:

- 1) N 33 degrees 30' 00" E 47.00 feet through the lands of said Yoder to a point;
- 2) S 82 degrees 07' 08" E 214.53 feet through the lands of said Yoder to a point on the east line of the above described 1.000 acre parcel 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 5290 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
March 14, 2024

  
Donald C. Baker P.S. 6938



Parcel Number: 2100046012

**FILE DESCRIPTION**  
Holmes County Map Office  
6/3/2024

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