

Description 0.002 acre parcel

Being part of the southeast quarter of Section 24, T-9 N, R-4 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Robert L. Deseyn, Jr. in Deed vol. 228 page 328, Deed vol. 235 page 930, and Official Record vol. 284 page 3688, PN 2600105000.

Described as follows:

Commencing at a 5/8 inch rebar found on the Tuscarawas County line marking the southeast corner of the southeast quarter of Section 24, thence N 88 degrees 09' 59" W 1323.00 feet along the section line to a 1/2 inch pipe found, thence N 01 degree 42' 08" E 225.96 feet along Steven E. Weller's (O.R. 54 page 579 and O.R. 254 page 3949) west line to a point in the center of S.R. 39, thence N 70 degrees 22' 24" W 173.80 feet along the centerline of S.R. 39 to a point, thence along a curve to the left having a delta angle of 00 degrees 28' 13", R - 5729.58 feet, T - 23.51 feet, Ch. Brg. - N 70 degrees 36' 30" W, Ch. - 47.01 feet along the centerline of S.R. 39 an arc distance of 47.01 feet to a point, thence S 11 degrees 05' 39" W 167.46 feet along Lavern J. Yoder and Rose Anne Yoder's (O.R. 286 page 2418, PN 2601065000) east line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following THREE (3) COURSES:

- 1) S 03 degrees 12' 51" W 5.46 feet along David Ray Yoder and Mary Esta Yoder's (D.V. 264 page 512) west line to a point, witnessed by an iron pin set N 77 degrees 04' 56" W 0.68 feet;
- 2) N 77 degrees 04' 56" W 26.35 feet through the lands of said Deseyn to an iron pin set;
- 3) S 89 degrees 01' 15" E 25.99 feet along said Lavern J. Yoder and Rose Anne Yoder's south line to the TRUE POINT OF BEGINNING.

This parcel contains 0.002 acres, but subject to all highways and easements of record. To go to adjoiner.

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 5236 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
January 2, 2024


Donald C. Baker P.S. 6938



Parcel Number: 2600105002

FILE DESCRIPTION
Holmes County Map Office
3/7/2024