

Description 0.923 acre parcel

Being a part of the northwest quarter of Section 19, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as all of the lands conveyed to Clyde W. Yoder and Esta Yoder in Official Record vol. 200 page 1670, PN 2600599000, PN 2600600000, and PN 2600599001.

Described as follows:

Commencing at a stone found marking the northeast corner of the northwest quarter of Section 19, thence N 87 degrees 53' 02" W 949.92 feet along the section line to a point, thence S 01 degrees 20' 34" W 462.36 feet along Mast Holdings Company Limited's (D.V. 269 page 589) west line to a 1/2 inch pipe found, thence N 72 degrees 30' 40" W 120.31 feet along said Mast Holding Company Limited's north line to a 5/8 inch rebar found, thence S 01 degrees 48' 00" W 601.18 feet along said Mast Holding Company Limited's west line to a 3/4 inch rod found on Homespun Treasures of Walnut Creek, Inc.'s (O.R. 201 page 1034) north line, thence N 72 degrees 47' 34" W 92.60 feet along said Homespun Treasures of Walnut Creek, Inc.'s north line to a 3/4 inch rod found the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES:

- 1) S 03 degrees 16' 01" W 14.67 feet along said Homespun Treasures of Walnut Creek, Inc.'s west line to a 1 inch square bolt found;
- 2) S 01 degrees 05' 43" W 185.00 feet along said Homespun Treasures of Walnut Creek, Inc.'s west line to a point on Glenn W. Coblentz and Elsie J. Coblentz's (D.V. 205 page 234 and D.V. 242 page 499) north line and in S.R. 39, witnessed by a 5/8 inch rebar found N 01 degrees 05' 43" E 46.00 feet;
- 3) N 73 degrees 02' 31" W 209.95 feet along said Coblentz's north line and along S.R. 39 to a point, witnessed by an iron pin set N 37 degrees 44' 18" E 22.83 feet;
- 4) N 01 degrees 50' 52" E 200.03 feet along Homespun Treasures of Walnut Creek, Inc.'s (O.R. 278 page 2254) east line and along T.R. 405 to a point, witnessed by a 3/4 inch rod found S 72 degrees 47' 34" E 29.59 feet;
- 5) S 72 degrees 47' 34" E 300.65 feet along Eugene A. Hershberger and Anna M. Hershberger's (O.R. 257 page 6508) south line to the TRUE POINT OF BEGINNING.

This parcel contains 0.923 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 Surveying LLC".

Basis of bearings from Plat 19 page 1201.

See Holmes County Plat Book 19, page 4524 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
October 5, 2021



Donald C. Baker P.S. 6938



Parcel Number: 2600599002

FILE DESCRIPTION

Holmes County Map Office

10/19/2021