

Description 3.084 acre parcel

Being a part of the northeast quarter of Section 4, Walnut Creek Township, T-8 N, R-4 W, Holmes County, Ohio, also known as part of the lands conveyed to Daniel N. Yoder and Mary Ellen Yoder in Official Record vol. 258 page 827 and Official Record vol. 251 page 1987, PN 2600613004 and PN 2600665000.

Described as follows:

Commencing at a 5/8 inch rebar found on the Tuscarawas County line marking the northeast corner of the northeast quarter of Section 4, thence S 05 degrees 15' 54" W 198.72 feet along the Tuscarawas County line and along the section line to a point in the center of S.R. 39 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rod found S 05 degrees 15' 54" W 35.68 feet.

thence with the following EIGHT (8) COURSES:

- 1) S 05 degrees 15' 54" W 473.18 feet along the Tuscarawas County line and along the section line to a 5/8 inch rebar found in C.R. 140;
- 2) N 61 degrees 01' 59" W 233.00 feet along C.R. 140 and along Abner Hochstetler's (last deeded owner – D.V. 84 page 49) north line to a point in the center of C.R. 140;
- 3) N 05 degrees 42' 48" E 27.44 feet along said Hochstetler's east line to a point in C.R. 140;
- 4) S 87 degrees 47' 30" W 51.65 feet along said Hochstetler's north line to a point in the center of C.R. 140, witnessed by a 5/8 inch rod found N 07 degrees 05' 12" E 37.27 feet;
- 5) N 07 degrees 05' 12" E 213.59 feet along Reuben N. Miller and Betty A. Miller's (O.R. 253 page 1072) east line to a 5/8 inch rod found;
- 6) N 74 degrees 55' 09" W 70.05 feet along said Miller's north line to an iron pin set;
- 7) N 05 degrees 38' 52" E 240.19 feet through the lands of said Yoder to a point in the center of S.R. 39, witnessed by an iron pin set S 05 degrees 38' 52" W 116.79 feet;
- 8) S 66 degrees 32' 25" E 342.08 feet along the centerline of S.R. 39 to the TRUE POINT OF BEGINNING.

This parcel contains 3.084 acres, but subject to all highways and easements of record.

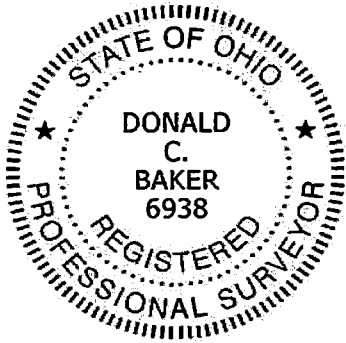
All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".

Basis of bearings from Plat vol. 19 page 3083.

See Holmes County Plat Book 19, page 4125 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
May 27, 2020



Donald C. Baker P.S. 6938



Parcel Number: 2600665001

FILE DESCRIPTION
Holmes County Map Office
7/27/2020

2 of 2