

DESCRIPTION OF A 1.665 ACRE TRACT

Situated in the Township of Walnut Creek, County of Holmes, and State of Ohio and being part of Lots 4 and 5 in the 3rd Quarter of T-9, R-5 and being all of the tracts conveyed to John N. Yoder and Lena C. Yoder in O.R. 265, Pg. 6040 of said county's records, being Holmes County Auditor's Parcel Numbers 26-00876.002 and 26-01357.002 and being more fully described as follows:

Beginning at a 5/8 inch iron pin found at the southwest corner of said Lot 4 and the corner common to Lots 4, 5, 12, and 13; thence on the south line of Lot 4 and the north line of Lot 5, South 88 Degrees 35 Minutes 00 Seconds East, a distance of 343.94 feet to a point on the east line of a tract conveyed to Stamark Company Ltd. by O.R. 185, Pg. 2848 and the west line of said Yoder tract; thence, leaving said lot line and on the east line of said Stamark tract and west line of said Yoder tract, North 06 Degrees 52 Minutes 29 Seconds East, a distance of 130.96 feet to a rebar with an illegible cap found at the northwest corner of said Yoder tract and a southerly line of said Stamark tract, and being the **TRUE POINT OF BEGINNING** for the tract hereinafter described, thence in a clockwise direction along the following five (5) courses;


1. Thence on the north line of said Yoder tract and a southerly line of said Stamark tract, **South 88 Degrees 28 Minutes 54 Seconds East**, a distance of **263.38 feet** to a 5/8 inch rebar found at the northeast corner of said Yoder tract and a northwesterly corner of a tract conveyed to Harold I. Troyer and Deborah E. Troyer by O.R. 216, Pg. 1061;
2. Thence on the east line of said Yoder tract and the west line of said Troyer tract, **South 00 Degrees 27 Minutes 55 Seconds West**, passing a 5/8 inch rebar at a distance of 285.02 feet, a total distance of **310.02 feet** to the southeast corner of said Yoder tract, the southwest corner of said Troyer tract, the north line of a tract conveyed to D&H Holdings, LLC. by O.R. 216, Pg. 1058, and a point on the centerline of C.R. 135;
3. Thence following the centerline of C.R. 135, the south line of said Yoder tract, the north line of said D&H Holdings tract, and the north line of a tract conveyed to Randall E. Troyer and Robin K. Troyer by O.R. 47, Pg. 229, **North 69 Degrees 35 Minutes 00 Seconds West**, a distance of **178.52 feet** to a point;
4. Thence continuing on said line, **North 71 Degrees 22 Minutes 27 Seconds West**, a distance of **125.92 feet** to the southwest corner of said Yoder tract, the northwest corner of the most recently mentioned Troyer tract, the northeast corner of a tract conveyed to Joseph M. Miller and Ruby M. Miller by O.R. 267, Pg. 6205, and the southeast corner of said Stamark tract;
5. Thence leaving said centerline and on the west line of said Yoder tract and the east line of said Stamark tract, **North 06 Degrees 52 Minutes 29 Seconds East**, passing a rebar with cap "RLK" found at a distance of 29.38 feet, a total distance of **216.05 feet** to the **TRUE POINT OF BEGINNING**.

The above described tract contains 1.665 acres, of which 0.144 acres is in the present road occupied, with 0.805 acres being in Lot 4 and 0.860 acres being in Lot 5, and subject to all easements, restrictions, and covenants of record.

The Basis of Bearings for this description is Grid North of the Ohio State Plane Coordinate System NAD83(2011), North Zone, as resolved through GNSS observations using the ODOT VRS Network.

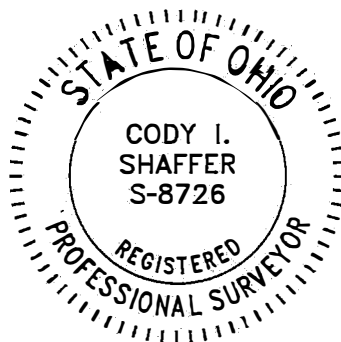
This description was prepared and reviewed under the direct supervision of Cody I. Shaffer, Professional Surveyor No. 8726 from a survey completed by Shaffer Surveying in May 2020.

Survey recorded in Plat Vol. 19, Pg. 4092.



Cody I. Shaffer, P.S.
Professional Surveyor No. 8726

5/22/20



Parcel Number: 2600876003

