

Description 3.430 acre parcel

Being part of the southwest quarter of Section 15, Walnut Creek Township, T-9 N, R-4 W, Holmes County, Ohio, also known as part of the lands conveyed to Andrew A. Yoder and Barbara Ann Yoder in Official Record vol. 173 page 2732, PN 2600996000.

Described as follows:

Commencing at a stone found marking the southwest corner of the southwest quarter of Section 15, thence N 03 degrees 06' 24" E 1549.25 feet along the section line to a point in the center of T.R. 406, thence S 86 degrees 46' 41" E 321.96 feet along the centerline of T.R. 406 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 41 degrees 22' 08" E 34.05 feet.

thence with the following TEN (10) COURSES:

- 1) N 04 degrees 36' 29" E 516.20 feet through the lands of said Yoder to an iron pin set;
- 2) S 82 degrees 17' 42" E 276.04 feet through the lands of said Yoder to an iron pin set;
- 3) N 09 degrees 03' 50" E 94.62 feet through the lands of said Yoder to an iron pin set;
- 4) S 84 degrees 36' 02" E 56.51 feet through the lands of said Yoder to an iron pin set;
- 5) S 06 degrees 31' 02" W 69.65 feet through the lands of said Yoder to an iron pin set;
- 6) S 80 degrees 44' 04" E 15.94 feet through the lands of said Yoder to a point;
- 7) S 63 degrees 14' 12" W 58.63 feet along Yoder Family Group, LLC's (O.R. 247 page 7376) north line to a point;
- 8) S 09 degrees 01' 35" W 508.97 feet along said Yoder Family Group, LLC's west line to a point in the center of T.R. 406;
- 9) N 37 degrees 53' 29" W 27.11 feet along the centerline of T.R. 406 to a 5/8 inch rebar found;
- 10) N 86 degrees 46' 41" W 245.54 feet along the centerline of T.R. 406 to the TRUE POINT OF BEGINNING.

This parcel contains 3.430 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 Plat vol. 19 page 123.

See Holmes County Plat Book 19, page 4697 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
December 22, 2021

  
Donald C. Baker P.S. 6938



Parcel Number: 2600996008

**FILE DESCRIPTION**  
Holmes County Map Office  
5/16/2022