

Description 63.122 acre parcel

Being part of the northwest and southwest quarter of Section 15, Walnut Creek Township, T-9 N, R-4 W, Holmes County, Ohio.

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 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 03 degrees 09' 09" E 27.49 feet.

thence with the following THIRTY-FIVE (35) COURSES:

- 1) N 03 degrees 09' 09" E 1242.72 feet along the section line to a 1/2 inch pipe found;
- 2) N 03 degrees 07' 42" E 38.09 feet along the section line to a 5/8 inch rebar found;
- 3) S 55 degrees 30' 15" E 241.50 feet along Ray A. Yoder and Lydiann Yoder's (O.R. 276 page 2544) south line to a 5/8 inch rebar found;
- 4) N 70 degrees 09' 54" E 104.39 feet along said Yoder's south line to an iron pin set;
- 5) S 04 degrees 36' 29" W 196.68 feet (passing into the southwest quarter of Section 15) to an iron pin set;
- 6) S 86 degrees 46' 41" E 50.01 feet to an iron pin set;
- 7) N 04 degrees 36' 29" E 218.19 feet (passing into the northwest quarter of Section 15) to an iron pin set;
- 8) N 70 degrees 09' 54" E 65.37 feet along said Yoder's south line to a 5/8 inch rebar found;
- 9) N 01 degrees 43' 52" W 138.60 feet along said Yoder's east line to a 5/8 inch rebar found;
- 10) N 14 degrees 41' 14" W 308.57 feet along said Yoder's east line to a 5/8 inch rebar found;
- 11) S 80 degrees 08' 31" W 145.78 feet along said Yoder's north line to a 5/8 inch rebar found;
- 12) N 84 degrees 07' 01" W 165.07 feet along said Yoder's north line to a 5/8 inch rebar found on the section line;
- 13) N 03 degrees 07' 42" E 872.05 feet along the section line to a 5/8 inch rebar found;
- 14) N 73 degrees 59' 57" E 452.69 feet along Leon R. Yoder and Linda Yoder's (O.R. 257 page 1107) south line to a 5/8 inch rebar found;
- 15) S 84 degrees 38' 37" E 238.89 feet along said Leon R. Yoder and Linda Yoder's south line to a 5/8 inch rebar found;
- 16) S 50 degrees 31' 01" E 84.63 feet along said Leon R. Yoder and Linda Yoder's south line to a 5/8 inch rebar found;
- 17) S 38 degrees 44' 38" W 133.80 feet along the west line of Lot 5 of Raymar Acres Allotment No. 1 Third Addition (Plat vol. 2 page 325) and along Andrew A. Yoder's (O.R. 114 page 992) west line to a 5/8 inch rebar found;
- 18) S 10 degrees 10' 49" E 351.41 feet along the west line of Lot 5 of said Raymar Acres Allotment No. 1 Third Addition and along said Andrew A. Yoder's west line to a 5/8 inch rebar found;
- 19) S 85 degrees 05' 41" E 441.83 feet along the south line of Lot 5 of said Raymar Acres Allotment No. 1 Third Addition and along said Andrew A. Yoder's south line to a 5/8 inch rebar found;
- 20) N 08 degrees 01' 33" E 22.69 feet along the east line of Lot 5 of said Raymar Acres Allotment No. 1 Third Addition and along said Andrew A. Yoder's east line to a 5/8 inch rebar found;

- 21) S 60 degrees 41' 11" E 384.37 feet along the south line of Lot 8 of Raymar Acres Allotment No. 1 Replat of Lot 1 and Additional Lands (Plat vol. 19 page 1480) and along Kevin L. Miller's (D.V. 265 page 868 and O.R. 207 page 3140) south line to a 5/8 inch rebar found;
- 22) S 03 degrees 01' 12" W 25.70 feet along the west line of Lot 1 of Orchard Point Subdivision (Plat vol. 19 page 2500) and along Eric Detweiler and Lorene Detweiler's (O.R. 249 page 921) west line to a 5/8 inch rebar found;
- 23) S 18 degrees 40' 57" W 1145.28 feet (passing into the southwest quarter of Section 15) along the west line of Lot 1 of said Orchard Point Subdivision and along said Detweiler's west line to a 5/8 inch rebar found;
- 24) S 16 degrees 27' 36" W 1308.99 feet along the west line of Butter Valley Group, Ltd.'s (O.R. 249 page 5869) west line and along Carson T. Miller and Rachel A. Miller's (O.R. 271 page 2331) west line to a point in the center of T.R. 406, witnessed by a 5/8 inch rebar found N 16 degrees 27' 36" E 21.30 feet;
- 25) N 37 degrees 53' 29" W 301.02 feet along the centerline of T.R. 406 to a point, witnessed by a 5/8 inch rebar found N 09 degrees 01' 35" E 34.86 feet;
- 26) N 09 degrees 01' 35" E 322.70 feet along Yoder Family Group, LLC's (O.R. 247 page 7376) east line to a 5/8 inch rebar found;
- 27) N 03 degrees 52' 28" W 264.34 feet to an iron pin set;
- 28) N 04 degrees 55' 24" E 103.29 feet to an iron pin set;
- 29) N 80 degrees 44' 04" W 51.97 feet to an iron pin set;
- 30) N 06 degrees 31' 02" E 69.65 feet to an iron pin set;
- 31) N 84 degrees 36' 02" W 56.51 feet to an iron pin set;
- 32) S 09 degrees 03' 50" W 94.62 feet to an iron pin set;
- 33) N 82 degrees 17' 42" W 276.04 feet to an iron pin set;
- 34) S 04 degrees 36' 29" W 516.20 feet to a point in the center of T.R. 406, witnessed by an iron pin set N 41 degrees 22' 08" E 34.05 feet;
- 35) N 86 degrees 46' 41" W 321.96 feet along the centerline of T.R. 406 to the TRUE POINT OF BEGINNING.

This parcel contains 63.122 acres, but subject to all highways and easements of record. Containing 24.556 acres in the southwest quarter of Section 15 and 38.566 acres in the northwest quarter of Section 15.

This parcel is subject to a 50 foot easement for the purpose of ingress, egress and general utilities and further described as follows:

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.

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 296.95 feet along the centerline of T.R. 406 to a point the TRUE POINT OF BEGINNING.

thence N 04 degrees 36' 29" E 1000.00 feet along the centerline of a 50 foot easement and through the lands of said Yoder to a point on the south line of Lot 1 of Walnut Creek Township Subdivision No. 4 and THERE ENDS.

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: 2600996013

FILE DESCRIPTION
Holmes County Map Office
5/16/2022

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