

Description 114.423 acre parcel

Being part of Lots 11 and 16, First Quarter, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as all of the lands conveyed to Gloria E. Yoder in Deed vol. 244 page 342, Deed vol. 249 page 962, Official Record vol. 279 page 6163, and Official Record vol. 279 page 6167, PN 2601020000, PN 2601021000, PN 2601344000, and PN 2601344002.

Described as follows:

Beginning at a stone found marking the northeast corner of Lot 16 the TRUE POINT OF BEGINNING.

thence with the following NINETEEN (19) COURSES:

- 1) N 88 degrees 17' 48" W 1561.29 feet along the lot line to an iron pin set;
- 2) S 20 degrees 57' 33" E 289.04 feet along Ferman D. Wengerd, Co-Trustee and Fannie A. Wengerd, Co-Trustee's (O.R. 36 page 765) west line to a 5/8 inch rebar found;
- 3) S 61 degrees 27' 12" W 286.44 feet along said Wengerd's north line to a 5/8 inch rebar found;
- 4) N 41 degrees 32' 48" W 564.31 feet along said Wengerd's north line to a 5/8 inch rebar found on the lot line;
- 5) N 88 degrees 17' 48" W 460.05 feet along the lot line to a point in the center of S.R. 515, witnessed by an iron pin set S 88 degrees 17' 48" E 51.67 feet;
- 6) N 06 degrees 54' 52" W 452.01 feet (passing into Lot 11) along the centerline of S.R. 515 to a point at the intersection of T.R. 410 and S.R. 515;
- 7) N 11 degrees 58' 32" W 390.49 feet along the centerline of S.R. 515 to a point;
- 8) N 02 degrees 39' 47" W 111.72 feet along the centerline of S.R. 515 to a point, witnessed by an iron pin set N 64 degrees 42' 03" W 15.30 feet;
- 9) N 64 degrees 42' 03" W 105.47 feet along Titus A. Peachey's (O.R. 274 page 794) north line to a 4/8 inch rebar found on the lot line;
- 10) N 01 degrees 37' 53" E 551.80 feet along the lot line to a 5/8 inch rebar found, witnessed by an iron pin set S 88 degrees 46' 37" E 139.76 feet, also witnessed by an iron pin set S 88 degrees 46' 37" E 219.85 feet;
- 11) S 88 degrees 46' 37" E 981.68 feet along Ivan R. Miller, Co-Trustee and Rebecca Sue Miller, Co-Trustee (O.R. 263 page 7070), Perry N. Boone and Glenna P. Boone (D.V. 280 page 555), and BDS Ranch, Ltd.'s (O.R. 209 page 2784) south line to a 5/8 inch rebar found;
- 12) N 17 degrees 03' 31" E 373.12 feet along said BDS Ranch, Ltd.'s east line to a 5/8 inch rebar found;
- 13) N 67 degrees 00' 04" E 983.44 feet along Atlee D. Yoder and Katie P. Yoder's (O.R. 10 page 341) south line to a point in the center of T.R. 419, witnessed by a 5/8 inch rebar found S 67 degrees 00' 04" W 22.22 feet;
- 14) S 49 degrees 07' 44" E 77.39 feet along the centerline of T.R. 419 to a R.R. spike found;
- 15) S 45 degrees 36' 16" E 379.90 feet along the centerline of T.R. 419 to a point, witnessed by a 5/8 inch rebar found S 52 degrees 59' 41" W 22.83 feet;
- 16) S 52 degrees 59' 41" W 219.42 feet along Dennis C. Yoder and Rosanna R. Yoder's (O.R. 273 page 4073) north line to a 5/8 inch rebar found;
- 17) S 24 degrees 49' 50" E 353.25 feet along said Dennis C. Yoder and Rosanna R. Yoder's west line to a 5/8 inch rebar found;
- 18) S 88 degrees 46' 37" E 495.71 feet along said Dennis C. Yoder and Rosanna R. Yoder's south line to an iron pin set on the lot line;

19) S 01 degrees 09' 57" W 1555.23 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 114.423 acres, but subject to all highways and easements of record.

Containing 111.015 acres in Lot 11 and 3.408 acres in Lot 16.

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

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83.

See Holmes County Plat Book 19, page 4645 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
February 2, 2022

Donald C. Baker

P.S. 6938



Parcel Number: 2601020002

**FILE DESCRIPTION**

Holmes County Map Office  
3/8/2022