

Description 1.881 acre parcel

Being a part of the southeast quarter of Section 25, Walnut Creek Township, T-9 N, R-4 W, Holmes County, Ohio, also known as all of the lands conveyed to Loretta L. Yoder in Deed vol. 187 page 499 and Official Record vol. 256 page 671, PN 2601038000 and PN 2601039000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of the southeast quarter of Section 25, thence N 01 degrees 12' 52" E 209.22 feet along the section line to a point in C.R. 140, thence S 82 degrees 42' 55" W 247.97 feet along C.R. 140 and along James Ray Troyer and Velma Ruth Troyer's (O.R. 28 page 733) north line to a point at the intersection of C.R. 140 and Twp. Rd. 420, the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 54 degrees 42' 25" W 50.54 feet.

thence with the following TEN (10) COURSES:

- 1) S 82 degrees 42' 55" W 114.00 feet along C.R. 140 and along said Troyer's north line to a R.R. spike set;
- 2) S 69 degrees 51' 55" W 12.25 feet along C.R. 140 and along said Troyer's north line to a R.R. spike set;
- 3) N 05 degrees 47' 12" W 49.69 feet along Robin J. Miller and Jennifer L. Miller's (D.V. 272 page 948) east line to an iron pin set;
- 4) N 01 degrees 03' 41" E 69.52 feet along said Miller's east line to a mag nail set;
- 5) N 05 degrees 05' 38" W 87.64 feet along said Miller's east line to an iron pin set;
- 6) S 70 degrees 49' 15" W 159.74 feet along said Miller's north line to an axle found;
- 7) N 05 degrees 59' 10" W 309.15 feet along S & S Rentals, Inc.'s (O.R. 202 page 553) east line to a point in the center of S.R. 39, witnessed by a 3/4 inch pinchtap found S 05 degrees 59' 10" E 74.17 feet;
- 8) Along a curve to the right having a delta angle of 01 degrees 48' 20", R-5729.58 feet, T-90.28 feet, Ch. Brg.-N 84 degrees 52' 20" E, Ch.-180.55 feet along the centerline of S.R. 39 an arc distance of 180.55 feet to a point at the intersection of S.R. 39 and Twp. Rd. 420, witnessed by an iron pin set S 28 degrees 51' 36" W 46.11 feet;
- 9) S 18 degrees 34' 53" E 364.59 feet along the centerline of Twp. Rd. 420 to a point;
- 10) S 11 degrees 35' 15" E 115.46 feet along the centerline of Twp. Rd. 420 to the TRUE POINT OF BEGINNING.

This parcel contains 1.881 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 6938". Bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83.

See Holmes County Plat Book 19, page 3994 for survey.  
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.  
December 6, 2019

  
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Aaron L. Gerber P.S. 8379



Parcel Number: 2601038001

