

Description 0.290 acre parcel

Being part of the southeast quarter of Section 17, T-9 N, R-4 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Edward A. Yoder and Linda A. Yoder in Official Record vol. 185 page 2371, PN 2601128004.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southwest corner of the southeast quarter of Section 17, thence N 01 degree 31' 18" E 1212.98 feet along the quarter section line to a point in the center of C.R. 144, thence N 85 degrees 53' 44" E 11.57 feet along the centerline of C.R. 144 to a point, thence N 83 degrees 05' 09" E 153.00 feet along the centerline of C.R. 144 to a point, thence N 80 degrees 29' 09" E 177.10 feet along the centerline of C.R. 144 to a point, thence N 81 degrees 41' 39" E 606.20 feet along the centerline of C.R. 144 to a point, thence N 01 degree 01' 59" E 354.05 feet along Michael Mullet and Cheryl Mullet's (O.R. 272 page 1221) west line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 34 degrees 25' 22" W 113.34 feet through the lands of said Yoder to an iron pin set;
- 2) N 01 degree 01' 59" E 138.30 feet through the lands of said Yoder to an iron pin set;
- 3) N 78 degrees 11' 58" E 67.43 feet through the lands of said Yoder to a 5/8 inch rebar found;
- 4) S 01 degree 01' 59" W 245.60 feet along said Mullet's west line to the TRUE POINT OF BEGINNING.

This parcel contains 0.290 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 Surveying LLC".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D.83, 2011 adjustment.

See Holmes County Plat Book 19, page 5291 for survey. This survey made and description prepared by Aaron L. Gerber, P.S. 8379. May 15, 2024


 Aaron L. Gerber P.S. 8379



Parcel Number: 2601128009

FILE DESCRIPTION
 Holmes County Map Office
 6/4/2024