

Description 2.045 acre parcel

Being a part of the northwest quarter of Section 20, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands conveyed to Andy E.N. Yoder and Ada Yoder in Official Record vol. 269 page 1540, PN 2601361005.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of the northwest quarter of Section 20, thence S 87 degrees 37' 58" E 573.04 feet along the section line to a 5/8 inch rebar found, thence S 02 degrees 17' 12" W 349.72 feet along Valleyside Acres, LLC's (O.R. 269 page 1537) west line to a 5/8 inch rebar found, thence S 83 degrees 00' 12" E 424.97 feet along said Valleyside Acres, LLC's south line to a point in the center of S.R. 515, thence S 22 degrees 54' 08" W 42.95 feet along the centerline of S.R. 515 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 84 degrees 14' 01" E 50.69 feet.

thence with the following SIX (6) COURSES:

- 1) S 84 degrees 14' 01" E 240.10 feet through the lands of said Yoder to an iron pin set;
- 2) S 06 degrees 29' 31" W 296.94 feet through the lands of said Yoder to an iron pin set;
- 3) N 81 degrees 26' 10" W 374.74 feet through the lands of said Yoder to a point in S.R. 515 and on Walnut Creek Water Co.'s (O.R. 49 page 846) east line, witnessed by an iron pin set S 81 degrees 26' 10" E 38.09 feet;
- 4) N 27 degrees 37' 40" E 94.60 feet along S.R. 515 and along said Walnut Creek Water Co.'s east line to a point;
- 5) N 37 degrees 42' 17" E 164.17 feet along S.R. 515 and along said Walnut Creek Water Co.'s east line to a point;
- 6) N 22 degrees 54' 08" E 53.90 feet along the centerline of S.R. 515 to the TRUE POINT OF BEGINNING.

This parcel contains 2.045 acres, but subject to all highways and easements of record.

The above described 2.045 acres is granted the use of a 30 foot secondary easement for the purpose of ingress and egress and further described as follows:

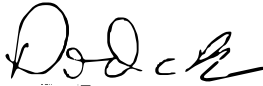
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thence S 84 degree 14' 01" E 235.67 feet along the centerline of a 30 foot secondary easement and through the lands of said Yoder to a point and THERE ENDS.

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 3854.

See Holmes County Plat Book 19, page 4404 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
March 3, 2021



Donald C. Baker P.S. 6938



Parcel Number: 2601361007

FILE DESCRIPTION
Holmes County Map Office
5/26/2021