

Description 111.444 acre parcel

Being part of the northeast and southeast quarters of Section 5 and the northeast quarter of Section 6, T-9 N, R-4 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Paul U. Garber, Co-Trustee and Betty A. Garber, Co-Trustee in Official Record vol. 268 page 3824, PN 2601385000 and PN 2601526000.

Described as follows:

Commencing at a 3/4 inch rebar found marking the northeast corner of the southeast quarter of Section 5, thence S 01 degree 25' 11" W 470.58 feet along the section line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following SIXTEEN (16) COURSES:

- 1) S 01 degree 25' 11" W 911.27 feet along the section line to an iron pin set;
- 2) N 87 degrees 55' 43" W 186.08 feet along said Garber's (PN 2600132000) north line to a 3/4 inch rod found;
- 3) S 02 degrees 02' 07" W 698.24 feet along said Garber's west line to a point in C.R. 168, witnessed by a 5/8 inch rod found N 02 degrees 02' 07" E 27.33 feet;
- 4) S 64 degrees 20' 54" E 190.35 feet along said Garber's south line and along C.R. 168 to a point, witnessed by a 5/8 inch rebar found S 01 degree 25' 11" W 30.00 feet;
- 5) S 01 degree 25' 11" W 902.42 feet (passing into the northeast quarter of Section 6) along Roy M. Yoder and Susie E. Yoder's (O.R. 250 page 5072) east line to a 5/8 inch rebar found;
- 6) N 74 degrees 56' 10" W 459.61 feet along said Yoder's north line to a 5/8 inch rebar found on the section line;
- 7) N 88 degrees 35' 13" W 1283.04 feet along the section line to an iron pin set;
- 8) N 02 degrees 04' 51" E 701.09 feet (passing into the southeast quarter of Section 5) along said Garber's (PN 2601386000) east line to a 3/4 inch rod found;
- 9) N 01 degree 04' 09" E 328.53 feet along said Garber's east line to a point in the center of C.R. 168, witnessed by a 3/4 inch rod found S 01 degrees 04' 09" W 30.42 feet;
- 10) N 79 degrees 07' 49" W 20.62 feet along the centerline of C.R. 168 to a point, witnessed by a 5/8 inch rebar found N 01 degree 00' 33" E 31.23 feet;
- 11) N 01 degree 00' 33" E 1915.67 feet along Sarah W. Beachy and Esther W. Beachy (O.R. 229 page 267 and O.R. 274 page 3659), Reuben Troyer, Jr. and Suzanna A. Troyer (O.R. 274 page 2877), and Alan J. Garber and Verna Garber's (O.R. 176 page 2491) east line to a 5/8 inch rebar found on the quarter section line;
- 12) S 88 degrees 37' 58" E 436.26 feet along the quarter section line to a 5/8 inch rebar found;
- 13) N 01 degree 20' 52" E 173.58 feet along said Paul U. Garber, Co-Trustee and Betty A. Garber, Co-Trustee's (PN 2600488002) east line to a 5/8 inch rebar found;
- 14) S 88 degrees 37' 58" E 660.01 feet along Alan J. Garber and Verna E. Garber's (O.R. 255 page 3833) south line and along David A. Garber and Ada Mae Garber's (O.R. 264 page 853) south line to a 5/8 inch rebar found;
- 15) S 01 degree 21' 06" W 652.41 feet along Anthony J. Yoder and Julie E. Yoder's (O.R. 277 page 6402) west line and along Debbie K. Lones' (O.R. 252 page 6369) west line to a 5/8 inch rebar found;
- 16) S 89 degrees 19' 38" E 680.88 feet along said Lones' south line to the TRUE POINT OF BEGINNING.

This parcel contains 111.444 acres, but subject to all highways and easements of record.

Containing 110.888 acres in Section 5 and 0.556 acres in Section 6.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83 (2011 adjustment).

See Holmes County Plat Book 19, page 4907 for survey.

This survey made and description prepared by Donald C. Baker, P.S. 6938.

October 11, 2022

Donald C. Baker

P.S. 6938



Parcel Number: 2601385001

FILE DESCRIPTION

Holmes County Map Office

1/19/2023