

Description 0.117 acre parcel

Being part of Lot 25, First Quarter, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Sheldon Overholt and Betty Overholt in Official Record vol. 259 page 2093, PN 2601404000.

Described as follows:

Commencing at a R.R. spike found in T.R. 401 marking the northwest corner of Lot 25, thence S 00 degrees 44' 46" W 485.55 feet along the lot line and along T.R. 401 to a point, thence S 88 degrees 34' 51" E 733.56 feet along Owen A. Yoder and Esther L. Yoder's (O.R. 259 page 2090) south line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) S 88 degrees 34' 51" E 63.00 feet along said Yoder's south line to a 5/8 inch rebar found;
- 2) S 07 degrees 12' 27" E 80.58 feet along said Yoder's west line to a 5/8 inch rebar found;
- 3) S 89 degrees 34' 01" E 236.85 feet along said Yoder's south line to a 5/8 inch rebar found on Jake Troyer and Linda Troyer's (O.R. 178 page 2588) west line;
- 4) S 18 degrees 33' 38" E 11.18 feet along said Troyer's west line to an iron pin set;
- 5) N 89 degrees 40' 08" W 232.34 feet through the lands of said Overholt to an iron pin set;
- 6) N 41 degrees 14' 47" W 123.09 feet through the lands of said Overholt to the TRUE POINT OF BEGINNING.

This parcel contains 0.117 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 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 4881 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
November 29, 2022

Donald C. Baker

P.S. 6938



Parcel Number: 2601404007

FILE DESCRIPTION

Holmes County Map Office
12/15/2022