

Description 44.603 acre parcel

Being part of Lot 24 and Lot 25, Third Quarter, T-10 N, R-5 W, Salt Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Steven H. Yoder and Martha R. Yoder in Official Record vol. 70 page 18 and Official Record vol. 234 page 317, PN 3400694000, PN 3400691000 and PN 3400693000.

Described as follows:

Beginning at a 5/8 inch rebar found marking the northeast corner of Lot 25 the TRUE POINT OF BEGINNING.

thence with the following TEN (10) COURSES:

- 1) S 01 degrees 37' 31" W 852.48 feet along the lot line to a 5/8 inch rebar found;
- 2) N 87 degrees 43' 07" W 254.90 feet along Norman J. Beachy and Regina S. Beachy's (O.R. 235 page 3464) north line to a 5/8 inch rebar found;
- 3) N 88 degrees 48' 57" W 224.76 feet along Edward A. Beachy, Elmina J. Beachy, Ben R. Beachy, Miriam M. Beachy, Norman J. Beachy and Regina Sue Beachy's (O.R. 259 page 4105) north line to a 5/8 inch rebar found;
- 4) S 03 degrees 50' 45" W 901.67 feet (passing into Lot 24) along said Edward A. Beachy, Elmina J. Beachy, Ben R. Beachy, Miriam M. Beachy, Norman J. Beachy and Regina Sue Beachy's west line to a point in the center of T.R. 629, witnessed by a 5/8 inch rebar found N 03 degrees 50' 45" E 23.66 feet;
- 5) S 84 degrees 58' 30" W 244.73 feet along the centerline of T.R. 629 to a point;
- 6) S 86 degrees 40' 43" W 166.99 feet along the centerline of T.R. 629 to a point;
- 7) S 89 degrees 45' 29" W 395.89 feet along the centerline of T.R. 629 to a point, witnessed by an iron pin set N 02 degrees 02' 30" W 17.55 feet;
- 8) N 02 degrees 02' 30" W 1297.56 feet (passing into Lot 25) through the lands of said Yoder to a 5/8 inch rebar found;
- 9) N 15 degrees 41' 59" E 506.95 feet along the east line of Lot 1 of Maxwell Hollow Subdivision (Plat vol. 19 page 3507) and along Paul A. Hershberger and Naomi Hershberger's (O.R. 264 page 6330) east line to a 5/8 inch rebar found on the lot line;
- 10) S 89 degrees 19' 41" E 1279.58 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 44.603 acres, but subject to all highways and easements of record.

Containing 43.178 acres in Lot 25 and 1.425 acres in Lot 24.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938".
Basis of bearings assumed.

See Holmes County Plat Book 19, page 4535 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
March 15, 2021


Donald C. Baker P.S. 6938



Parcel Number: 3400694004

FILE DESCRIPTION
Holmes County Map Office
10/29/2021

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