

Description 74.340 acre parcel

Being a part of the northwest quarter of Section 23 and the northeast quarter of Section 24, T-8 N, R-5 W, Clark Township, Holmes County, Ohio, also known as part of the lands conveyed to Levi N. Yoder and Miriam Yoder in Official Record vol. 49 page 392, PN 03-00040.000 and PN 03-00041.000.

Described as follows:

Beginning at a stone found marking the southeast corner of the northeast quarter of Section 24 the TRUE POINT OF BEGINNING.

thence with the following EIGHTEEN (18) COURSES:

- 1) N 01 degree 10' 41" E 100.00 feet along the section line to an iron pin set;
- 2) N 88 degrees 47' 56" W 269.41 feet along Roy N. Miller and Betty L. Miller's (O.R. 41 page 78 and O.R. 48 page 800) north line to a 5/8 inch rebar found on Joseph E. Troyer and Mary Sue Troyer's (O.R. 245 page 717) east line and in T.R. 183, witnessed by a 5/8 inch rebar found S 88 degrees 47' 56" E 21.35 feet;
- 3) N 13 degrees 49' 23" E 140.88 feet along said Troyer's east line and along T.R. 183 to a point;
- 4) N 15 degrees 19' 19" W 44.57 feet along said Troyer's east line and along T.R. 183 to a point;
- 5) N 46 degrees 17' 52" E 197.10 feet along Ervin M. Stutzman and Betty R. Stutzman's (O.R. 265 page 2474) south line and along T.R. 183 to a 5/8 inch rebar found;
- 6) N 57 degrees 22' 08" E 65.00 feet along said Stutzman's south line and along T.R. 183 to a point, witnessed by an iron pin set N 50 degrees 05' 28" W 13.80 feet;
- 7) N 50 degrees 05' 28" W 476.28 feet along said Stutzman's north line to an iron pin set in the center of T.R. 185;
- 8) N 33 degrees 11' 24" W 190.89 feet along the centerline of T.R. 185 to a point;
- 9) N 33 degrees 21' 05" W 221.50 feet along the centerline of T.R. 185 to a point, witnessed by an iron pin set N 01 degree 15' 58" E 39.28 feet;
- 10) N 01 degree 15' 58" E 899.21 feet along Ray N. Miller and Cindy M. Miller's (O.R. 276 page 4491) east line to an iron pin set;
- 11) N 79 degrees 01' 52" E 676.17 feet through the lands of said Yoder (PN 03-00041.000) to an iron pin set on the section line;
- 12) S 70 degrees 56' 43" E 834.03 feet (passing into the northwest quarter of Section 23) through the lands of said Yoder (PN 03-00040.000) to a 5/8 inch rebar found in the center of T.R. 183, witnessed by an iron pin set N 70 degrees 56' 43" W 24.06 feet;

- 13) S 23 degrees 01' 46" W 106.28 feet along the centerline of T.R. 183 to a 5/8 inch rebar found;
- 14) S 17 degrees 10' 06" W 381.88 feet along the centerline of T.R. 183 to a point, witnessed by a 5/8 inch rebar found S 76 degrees 35' 24" E 13.63 feet;
- 15) S 76 degrees 35' 24" E 429.54 feet along Arlen N. Stutzman and Catherine L. Stutzman's (O.R. 252 page 7226) south line to a 5/8 inch rebar found;
- 16) N 72 degrees 25' 15" E 260.15 feet along said Arlen N. Stutzman and Catherine L. Stutzman's south line to a 5/8 inch rebar found on Duane R. Yoder and Wilma Yoder's (O.R. 267 page 6863) west line;
- 17) S 01 degree 00' 45" W 1403.91 feet along said Duane R. Yoder and Wilma Yoder and Roy E. Barkman and Martha Barkman's (O.R. 201 page 3405) west line to a stone found on the quarter section line;
- 18) N 88 degrees 54' 38" W 1319.19 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 74.340 acres, but subject to all highways and easements of record. Containing 51.986 acres in the northwest quarter of Section 23 and 22.354 acres in the northeast quarter of Section 24.

Subject to an existing 50 foot easement recorded in plat vol. 16 page 395.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying".

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

See Holmes County Plat Book 19, page 5896 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
June 16, 2026

Donald C. Baker

P.S. 6938

PPN: 0300040003



FILE DESCRIPTION

Holmes County Map Office
8/14/2026