

Description 10.740 acre parcel

Being a part of Lots 39, 40 and 44 of the First Quarter, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed to Joshua D. Yoder and Heidi G. Yoder in Official Record vol. 290 page 1533, PN 06-01098.013.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of Lot 40, thence N 88 degrees 15' 09" W 240.78 feet along the lot line to a 5/8 inch rebar found, thence N 01 degree 22' 28" E 354.57 feet along Eldon R. Yoder, Jennifer H. Yoder, Matthew J. Erb and Jolene H. Erb's (O.R. 290 page 1231) east line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following EIGHT (8) COURSES:

- 1) N 01 degree 22' 28" E 299.83 feet along said Yoder and Erb's east line to a 5/8 inch rebar found;
- 2) S 89 degrees 37' 25" E 913.83 feet (passing into Lot 39 along said Yoder and Erb's south line to a 5/8 inch rebar found;
- 3) S 01 degree 24' 47" W 436.83 feet along Mose D. Nisley and Alma B. Nisley's (O.R. 290 page 932) west line to a 5/8 inch rebar found;
- 4) S 87 degrees 23' 38" E 600.93 feet along said Nisley and Lora Bjorlin's (O.R. 291 page 1909) south line and along the south line of Lot 10 of Hipp Subdivision First Addition (P. 19 page 5479) to a 5/8 inch rebar found on the west right of way line of T.R. 336 and on Holmes County Board of Commissioners' (D.V. 233 page 930) west line;
- 5) Along a curve to the left having a delta angle of 19 degrees 56' 18", R – 769.71 feet, T – 135.29 feet, Ch. Brg. - S 15 degrees 34' 06" E, Ch. – 266.50 feet (passing into Lot 44) along the west right of way line of T.R. 336 and along said Holmes County Board of Commissioners' west line an arc distance of 267.85 feet to a 5/8 inch rebar found;
- 6) N 87 degrees 23' 38" W 728.79 feet along Reuben M. Schlabach and Sara Etta Schlabach's (O.R. 290 page 928) north line to an iron pin set;
- 7) N 01 degree 24' 47" E 354.70 feet (passing into Lot 39) through the lands of said Yoder to an iron pin set;
- 8) N 87 degrees 23' 38" W 863.66 feet (passing into Lot 40) through the lands of said Yoder to THE TRUE POINT OF BEGINNING.

This parcel contains 10.740 acres, but subject to all highways and easements of record. Containing 8.734 acres in Lot 39, 1.699 acres in Lot 40, and 0.307 acres in Lot 44.

The above described 10.740 acre parcel is subject to and has the right to use a 50 foot common access easement for the purpose of ingress, egress and general utilities, and further described as follows:

Being part of Lot 39 of the First Quarter, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed to Joshua D. Yoder and Heidi G. Yoder in Official Record vol. 290 page 1533, PN 06-01098.013.

Commencing at a 5/8 inch rebar found marking the southwest corner of Lot 39, thence S 86 degrees 55' 04" E 451.48 feet (passing into Lot 44) along Reuben M. Schlabach and Sata Etta Schlabach's (O.R. 290 page 928) north line to a 5/8 inch rebar found, thence S 87 degrees 23' 38" E 171.21 feet along said Schlabach's north line to an iron pin set, thence N 01 degrees 24' 47" E 228.26 feet through the lands of said Schlabach to a point the TRUE POINT OF BEGINNING.

thence S 87 degrees 23' 38" E 654.45 feet along the centerline of said 50 foot common access easement to a point on the west right of way line of T.R. 336 and on Holmes County Board of Commissioners' (D.V. 233 page 930) west line and THERE ENDS.

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 5946 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
July 14, 2026


Donald C. Baker P.S. 6938



Parcel Number: 0601098016

FILE DESCRIPTION
Holmes County Map Office
10/19/2026