

Description 1.761 acre parcel

Being part of the southeast quarter of Section 7, T-9 N, R-5 W, Berlin Township, Holmes County, Ohio, also known as part of the lands conveyed to Norman A. Troyer and Nettie M. Troyer in Official Record vol. 203 page 788, PN 0100468000.

Described as follows:

Commencing a 5/8 inch rebar found on the Walnut Creek Township line and in C.R. 168 marking the northeast corner of the southeast quarter of Section 7, thence N 89 degrees 01' 41" W 934.31 feet along the quarter section line and along C.R. 168 to a point, thence S 00 degrees 21' 39" W 872.54 feet along the centerline of an existing 50 foot common access easement (Plat vol. 19 page 3508) and through the lands of said Troyer to a point, thence N 89 degrees 04' 10" E 25.01 feet through the lands of said Troyer to a 5/8 inch rebar found, thence N 89 degrees 04' 10" E 366.50 feet along the south line of Lot 1 of Troy Ridge Det Subdivision (Plat vol. 19 page 3508) and along Dean N. Troyer and Elsie R. Troyer's (O.R. 264 page 6443) south line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 00 degrees 21' 39" E 250.00 feet along the east line of Lot 1 of said Troy Ridge Det Subdivision and along said Dean N. Troyer and Elsie R. Troyer's east line to a 5/8 inch rebar found;
- 2) N 89 degrees 04' 10" E 307.00 feet through the lands of said Norman A. Troyer and Nettie M. Troyer to an iron pin set;
- 3) S 00 degrees 21' 39" W 250.00 feet through the lands of said Troyer to an iron pin set;
- 4) S 89 degrees 04' 10" W 307.00 feet through the lands of said Troyer to the TRUE POINT OF BEGINNING.

This parcel contains 1.761 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 5425 for survey. This survey made and description prepared by Donald C. Baker, P.S. 6938. July 24, 2024

  
 Donald C. Baker P.S. 6938



Parcel Number: 0100468012

**FILE DESCRIPTION**  
 Holmes County Map Office  
 11/12/2024