

Description – Lot 2

Being Lot 2 of Troy Ridge Det Subdivision Replat No. 1 recorded in Plat Book 19
Page 5425, of the Holmes County Plat Records.

Lot 2 contains 3.864 acres, but is subject to all highways and easements of record.

Troy Ridge Det Subdivision Replat No. 1 is situated in the southeast quarter of Section 7, T-9 N, R-5 W, Berlin Township, Holmes County, Ohio.

Note: Lot 2 is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

Note: Lot 2 has access by a 50 foot common access easement for the purpose of ingress, egress, and general utilities, and further described as follows:

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.

Commencing at 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 the TRUE POINT OF BEGINNING.

thence S 00 degrees 21' 39" W 872.54 feet along the centerline of a 50 foot common access easement and through the lands of said Troyer to a point and THERE ENDS.

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.

This survey made and description prepared by Donald C. Baker, P.S. 6938.
July 24, 2024

Donald C. Baker P.S. 6938



Parcel Number: 0100468013

