

Description 0.451 acre parcel

Being part of Lot 25, Fourth Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to Ferman I. Troyer, Trustee and Edna A. Troyer, Trustee in Official Record vol. 224 page 2204, PN 0100681002.

Described as follows:

Commencing at a R.R. spike found in C.R. 407 marking the northeast corner of Lot 25, thence N 88 degrees 35' 15" W 366.14 feet along the lot line and along C.R. 407 to a point at the intersection of C.R. 407, T.R. 354, and T.R. 309, thence S 24 degrees 11' 48" W 542.69 feet along the centerline of C.R. 407 to a point, thence S 22 degrees 16' 30" W 70.30 feet along the centerline of C.R. 407 to a point, thence S 19 degrees 52' 21" W 63.89 feet along the centerline of C.R. 407 to a point, thence S 17 degrees 23' 30" W 154.62 feet along the centerline of C.R. 407 to a point, thence S 14 degrees 46' 51" W 5.84 feet along the centerline of C.R. 407 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 48 degrees 19' 39" W 23.84 feet.

thence with the following FOUR (4) COURSES:

- 1) S 14 degrees 46' 51" W 176.12 feet along the centerline of C.R. 407 to a point, witnessed by a 1/2 inch pipe found N 24 degrees 27' 52" W 28.71 feet;
- 2) N 24 degrees 27' 52" W 309.75 feet along Wesley D. Troyer and Susan Troyer's (O.R. 224 page 2202) east line to a 1/2 inch pipe found;
- 3) S 79 degrees 12' 43" E 61.88 feet through the lands of said Ferman I. Troyer, Trustee and Edna A. Troyer, Trustee to an iron pin set;
- 4) S 48 degrees 19' 39" E 150.51 feet through the lands of said Ferman I. Troyer, Trustee and Edna A. Troyer, trustee to the TRUE POINT OF BEGINNING.

This parcel contains 0.451 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 Surveying LLC".  
Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5306 for survey.  
This survey made and description prepared from a survey made April 12, 2023 by Aaron L. Gerber, P.S. 8379.  
Updated May 22, 2024

  
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Aaron L. Gerber P.S. 8379



Parcel Number: 0100681003

**FILE DESCRIPTION**  
Holmes County Map Office  
6/24/2024