

Description 0.992 acre parcel

Being part of Lot 4, First Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to Jonas R. Troyer and Rebecca Ruth Troyer in Official Record vol. 233 page 946, PN 0100710000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southwest corner of Lot 4, thence S 88 degrees 37' 24" E 722.19 feet along the lot line to a point in a pond, thence N 01 degree 35' 52" E 318.81 feet along Nathaniel P. Yoder and Ruby G. Yoder's (O.R. 284 page 1545) west line to a 5/8 inch rebar found, thence N 29 degrees 28' 21" E 232.15 feet along said Yoder's west line to a 5/8 inch rebar found, thence N 29 degrees 28' 21" E 227.33 feet along Nelson J. Miller, Susan M. Miller, and Mervin J. Miller's (O.R. 284 page 709) west line to a 5/8 inch rebar found, thence N 06 degrees 02' 16" W 334.13 feet along said Miller's west line to a 5/8 inch rebar found, thence S 89 degrees 12' 38" E 849.44 feet along said Miller's north line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following TEN (10) COURSES:

- 1) N 53 degrees 54' 48" E 274.80 feet through the lands of said Troyer to an iron pin set;
- 2) N 12 degrees 45' 07" E 479.14 feet through the lands of said Troyer to an iron pin set;
- 3) S 63 degrees 19' 01" E 108.99 feet through the lands of said Troyer to an iron pin set;
- 4) N 26 degrees 40' 59" E 30.00 feet through the lands of said Troyer to a point in the center of C.R. 207, witnessed by an iron pin set S 26 degrees 40' 59" W 19.26 feet;
- 5) S 63 degrees 19' 01" E 50.00 feet along the centerline of C.R. 207 to a point, witnessed by an iron pin set S 26 degrees 40' 59" W 28.04 feet;
- 6) S 26 degrees 40' 59" W 80.00 feet through the lands of said Troyer to an iron pin set;
- 7) N 63 degrees 19' 01" W 95.07 feet through the lands of said Troyer to an iron pin set;
- 8) S 12 degrees 45' 07" W 434.00 feet through the lands of said Troyer to an iron pin set;
- 9) S 53 degrees 54' 48" W 226.92 feet through the lands of said Troyer to an iron pin set on said Miller's north line;
- 10) N 89 degrees 12' 38" W 83.32 feet along said Miller's north line to the TRUE POINT OF BEGINNING.

This parcel contains 0.992 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 2, page 657 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
March 24, 2023



Donald C. Baker P.S. 6938



Parcel Number: 0100710003

FILE DESCRIPTION
Holmes County Map Office
3/15/2024

2 of 2