

Description 106.797 acre parcel

Being part of Lots 36 and 37, Third Quarter, T-9 N, R-5 W, and Lot 11, Fourth Quarter, T-9 N, R-6 W, Berlin Township, Holmes County, Ohio, also known as all the remaining lands conveyed to Andy R. Troyer and Mary Ellen Troyer in Official Record vol. 223 page 3256, PN 0101426018.

Described as follows:

Beginning at a stone found marking the southwest corner of Lot 36 the TRUE POINT OF BEGINNING.

thence with the following FORTY-SEVEN (47) COURSES:

- 1) N 02 degrees 10' 40" E 441.26 feet along the lot line to a 5/8 inch rebar found;
- 2) N 00 degrees 57' 51" E 163.30 feet along the lot line to a 5/8 inch rebar found;
- 3) N 73 degrees 22' 31" E 122.76 feet along Andy R. Troyer and Mary Ellen Troyer's (O.R. 223 page 3262) south line to a 5/8 inch rebar found;
- 4) N 36 degrees 37' 29" W 188.76 feet along said Troyer's (O.R. 223 page 3262) east line to a 5/8 inch rebar found;
- 5) N 70 degrees 37' 30" W 1.98 feet along said Troyer's (O.R. 223 page 3262) north line to a 5/8 inch rebar found on the lot line;
- 6) N 00 degrees 57' 51" E 38.42 feet along the lot line to a 5/8 inch rebar found;
- 7) S 72 degrees 48' 41" W 66.19 feet (passing into Lot 11, Fourth Quarter) along said Troyer's (O.R. 223 page 3262) north line to a 5/8 inch rebar found;
- 8) S 22 degrees 20' 57" W 33.98 feet along said Troyer's (O.R. 223 page 3262) west line to a 5/8 inch rebar found;
- 9) S 64 degrees 16' 41" W 71.56 feet along said Troyer's (O.R. 223 page 3262) north line to a 5/8 inch rebar found;
- 10) S 02 degrees 25' 53" W 195.83 feet along said Troyer's west line to a point on Aaron A. Yoder and Rosanna R. Yoder's (O.R. 261 page 5814) north line;
- 11) N 51 degrees 59' 50" W 32.55 feet along said Yoder's north line to a 5/8 inch rebar found;
- 12) N 86 degrees 51' 38" W 318.09 feet along Aaron A. Yoder and Rosanna R. Yoder's (O.R. 63 page 984) north line to a 5/8 inch rebar found on Ada J. Miller, Leroy A. Yoder, and Mae J. Yoder's (O.R. 267 page 3507) east line;
- 13) N 00 degrees 00' 09" E 152.41 feet along said Miller, Yoder, and Yoder's east line to a point in the center of T.R. 367, witnessed by a 5/8 inch rebar found S 00 degrees 00' 09" W 26.75 feet;
- 14) S 80 degrees 33' 14" W 224.60 feet along the centerline of T.R. 367 to a point, witnessed by a 5/8 inch rebar found N 15 degrees 48' 27" E 30.38 feet;
- 15) N 15 degrees 48' 27" E 385.79 feet along John M. Miller and Elizabeth J. Miller's (O.R. 268 page 1255) east line to a 5/8 inch rebar found on TH Partners, LLC's (O.R. 279 page 6892) south line;
- 16) S 74 degrees 00' 16" E 167.39 feet along said TH Partners, LLC's south line to a 5/8 inch rebar found;
- 17) N 00 degrees 19' 24" E 542.08 feet along said TH Partners, LLC's east line to a 5/8 inch rebar found;
- 18) N 04 degrees 23' 13" E 208.12 feet along said TH Partners, LLC's east line and along Kenaz Hochstetler and Sherri D. Hochstetler's (O.R. 240 page 221) east line to a 5/8 inch rebar found;
- 19) N 03 degrees 22' 43" E 391.38 feet along said Hochstetler's east line to a 5/8 inch rebar found;

- 20) S 89 degrees 38' 29" W 132.22 feet along said Hochstetler's north line to a 5/8 inch rebar found;
- 21) N 05 degrees 59' 38" E 198.90 feet along Mose A. Troyer and Katie Troyer's (D.V. 195 page 483) east line to a point, witnessed by a 5/8 inch rebar found S 05 degrees 59' 38" W 8.00 feet, also witnessed by a 5/8 inch rebar found N 69 degrees 05' 19" E 3.00 feet;
- 22) N 69 degrees 05' 19" E 217.17 feet along said Mose A. Troyer and Katie Troyer's south line to a 1 inch pipe found;
- 23) N 39 degrees 56' 45" W 400.91 feet along said Mose A. Troyer and Katie Troyer's east line to a point on Joseph M. Miller and Leanna G. Miller's (O.R. 264 page 4764) south line, witnessed by an iron pin set N 54 degrees 54' 32" E 28.33 feet;
- 24) N 54 degrees 54' 32" E 194.23 feet along said Joseph M. Miller and Leanna G. Miller's south line to a 5/8 inch rebar found;
- 25) N 85 degrees 30' 30" E 455.81 feet along said Joseph M. Miller and Leanna G. Miller's south line to a 5/8 inch rebar found on the lot line;
- 26) S 01 degree 17' 01" W 307.35 feet along the lot line to a 5/8 inch rebar found;
- 27) S 88 degrees 13' 31" E 511.75 feet (passing into Lot 37, Third Quarter) along Robert L. Yoder and Marie J. Yoder's (O.R. 278 page 5228) south line and along Atlee R. Yoder and Mary J. Yoder's (O.R. 216 page 1216) south line to a 1/2 inch pipe found;
- 28) S 04 degrees 52' 52" E 461.34 feet along said Atlee R. Yoder and Mary J. Yoder's west line and along Marlin E. Hershberger and Cindy Hershberger's (O.R. 266 page 4577) west line to a 5/8 inch rebar found;
- 29) S 18 degrees 15' 00" E 357.79 feet along said Hershberger's west line to a 5/8 inch rebar found;
- 30) S 30 degrees 12' 56" W 87.87 feet along said Hershberger's west line to a 1/2 inch pipe found;
- 31) S 11 degrees 26' 15" E 436.47 feet (passing into Lot 36, Third Quarter) along said Hershberger's west line to a R.R. spike found in the center of T.R. 367, witnessed by a 5/8 inch rebar found N 11 degrees 26' 15" W 30.30 feet;
- 32) N 53 degrees 58' 51" E 54.99 feet along the centerline of T.R. 367 to a R.R. spike found;
- 33) N 61 degrees 13' 42" E 96.06 feet along the centerline of T.R. 367 to a R.R. spike found;
- 34) N 69 degrees 42' 20" E 133.60 feet along the centerline of T.R. 367 to a R.R. spike found;
- 35) N 76 degrees 11' 05" E 142.19 feet along the centerline of T.R. 367 to a R.R. spike found;
- 36) N 81 degrees 43' 58" E 344.52 feet along the centerline of T.R. 367 to a R.R. spike found;
- 37) N 76 degrees 52' 54" E 184.28 feet along Joseph L. Hershberger and Miriam R. Hershberger's (O.R. 222 page 210) south line and along T.R. 367 to a R.R. spike found;
- 38) N 85 degrees 28' 14" E 169.28 feet along said Joseph L. Hershberger and Miriam R. Hershberger's south line and along T.R. 367 to a R.R. spike found;
- 39) S 85 degrees 14' 04" E 51.67 feet along said Joseph L. Hershberger and Miriam R. Hershberger's south line and along T.R. 367 to a R.R. spike found;
- 40) S 83 degrees 52' 07" E 52.36 feet along the centerline of T.R. 367 to a point, witnessed by a 5/8 inch rebar found S 00 degrees 28' 39" W 15.98 feet;
- 41) S 00 degrees 28' 39" W 167.71 feet along Elsie L. Yoder's (O.R. 278 page 5786 and O.R. 285 page 7157) west line to a 5/8 inch rebar found;
- 42) N 84 degrees 59' 36" W 116.36 feet along said Elsie L. Yoder's north line to a 5/8 inch rebar found;

- 43) S 00 degrees 28' 41" W 270.42 feet along said Elsie L. Yoder's west line to a 5/8 inch rebar found;
- 44) S 89 degrees 28' 13" E 166.00 feet along said Elsie L. Yoder's south line to a 5/8 inch rebar found on Leroy I. Yoder and Cinda Yoder's (D.V. 248 page 41) west line;
- 45) S 00 degrees 28' 39" W 339.87 feet along said Leroy I. Yoder and Cinda Yoder's west line to a 5/8 inch rebar found;
- 46) S 00 degrees 48' 10" W 816.73 feet along David J. Miller and Elsie I. Miller's (O.R. 118 page 423 and O.R. 120 page 389) west line to a stone found on the lot line;
- 47) N 88 degrees 17' 53" W 1981.03 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 106.797 acres, but subject to all highways and easements of record.

Containing 25.667 acres in Lot 11, Fourth Quarter, 68.887 acres in Lot 36, Third Quarter, and 12.243 acres in Lot 37, Third Quarter.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".

Basis of bearings from Plat vol. 2 page 496.

See Holmes County Plat Book 19, page 5110 for survey.

This survey made and description prepared from a survey made March 31, 2022 by Donald C. Baker, P.S. 6938.

Updated August 22, 2023

Donald C. Baker

P.S. 6938



Parcel Number: 0101426019

**FILE DESCRIPTION**

Holmes County Map Office

9/25/2023