

DESCRIPTION OF A 3.053 ACRE PARCEL

Situated in the Township of Clark, County of Holmes and State of Ohio, being part of the Northwest Quarter of Section 17, in Township 8 North, Range 4 West of the United States Military District and being the same parcel conveyed to Timothy P. Troyer and Shawna M. Troyer (P.N. 02-00460.000) and recorded in O.R. Vol. 280, Pg. 1714 of the Holmes County Official Records, and more fully bounded and described as follows:

Beginning at a 5/8" iron pin found at the southwest corner of said Northwest Quarter of Section 17; Thence S 88°18'49" E, along the southerly line of said Northwest Quarter of Section 17, passing a 5/8" iron pin found at a distance of 34.96 feet, a total distance of 787.97 feet to an iron pin set; Thence along a southeasterly line of a parcel conveyed to Ohio Central Railroad, Inc. and recorded in Deed Volume 240, Page 204 of the Holmes County Deed Records along the arc of a non-tangent curve to the right having a radius of 2831.93 feet, a delta angle of 02°23'11", a chord length of 117.94 feet, and a chord bearing of N 52°21'36" E, the arc length of 117.95 feet to an iron pin set; Thence N 53°33'11" E, along a southeasterly line of said parcel conveyed to Ohio Central Railroad, Inc., a distance of 747.59 feet to an iron pin set, said point being the **True Place of Beginning** for the parcel of land herein described;

Course No. 1; Thence continuing N 53°33'11" E, along said southeasterly line of a parcel conveyed to Ohio Central Railroad, Inc., a distance of 337.91 feet to an iron pin set;

Course No. 2; Thence S 01°54'01" W, along a westerly line of a parcel conveyed to Carodene Co. and recorded in O.R. Volume 5, Page 188 of the Holmes County Official Records, a distance of 86.38 feet to a 3/4" iron pin found;

Course No. 3; Thence S 88°39'59" E, along a southerly line of said parcel conveyed to Carodene Co., passing a 3/4" iron pin found at 434.49 feet and passing a 1" iron pipe found at 434.98 feet, a total distance of 526.38 feet to a point;

Course No. 4; Thence S 60°22'13" W, along a northwesterly line of a parcel conveyed to Jonas E. Miller and Ruth M. Miller and recorded in O.R. Volume 91, Page 507 of the Holmes County Official Records and being a centerline of State Route 93 (variable width right-of-way), a distance of 115.00 feet to a point;

Course No. 5; Thence S 65°40'06" W, along a northwesterly line of a parcel conveyed to Countryside Chapel of Baltic, Ohio and recorded in Deed Volume 277, Page 187 of the Holmes County Deed Records and being a centerline of said State Route 93, a distance of 65.20 feet to a point;

Course No. 6; Thence S 67°15'12" W, along a northwesterly line of said parcel conveyed to Countryside Chapel of Baltic, Ohio and being a centerline of said State Route 93, a distance of 205.21 feet to a point;

Course No. 7; Thence S 67°50'33" W, along a northwesterly line of said parcel conveyed to Countryside Chapel of Baltic, Ohio and being a centerline of said State Route 93, a distance of 220.52 feet to a point;

Course No. 8; Thence S 67°33'00" W, along a northwesterly line of said parcel conveyed to Countryside Chapel of Baltic, Ohio and being a centerline of said State Route 93, a distance of 142.11 feet to a point;

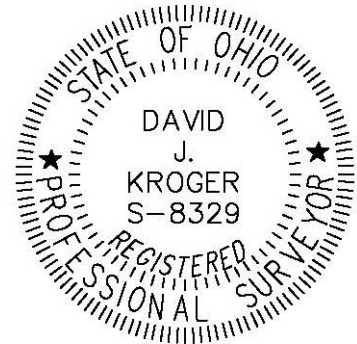
Course No. 9; Thence N 29°13'59" W, along a northeasterly line of a parcel conveyed to Timothy P. Troyer and Shawna M. Troyer and recorded in O.R. Vol. 280, Pg. 1714 of the Holmes County Official Records, passing a bent 5/8" iron pin found at 49.98 feet, a total distance of 227.28 feet to the **True Place of Beginning** and containing 3.053 acres of land, more or less, as surveyed by David J. Kroger, P.S., Ohio Registration No. S-8329, in February, 2022, but subject to all legal roads, highways, right of ways, easements and leases of record.

The Basis of Bearing is Ohio State Plane Coordinates, North Zone, NAD 1983.

All iron pins set are 30 inch X 3/4 inch round steel bars with plastic caps stamped "DIVERSIFIED ENGINEERING".



David J. Kroger, P.S. Professional Surveyor No. S-8329 Date 2/18/2022



Survey recorded in Plat Vol. 19, Pg. 4655.

Parcel Number: 0200460001

FILE DESCRIPTION
Holmes County Map Office
3/25/2022

DEI-7549 Description 3.053 Acre Tract.docx

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