

Description 100.738 acre parcel

Being part of the northeast and northwest quarters of Section 15, T-8 N, R-4 W, Clark Township, Holmes County, Ohio, also known as part of the lands conveyed to David L. Troyer and Alma Troyer in Deed vol. 263 page 772, PN 0200567000.

Described as follows:

Beginning at a 5/8 inch rebar found marking the northwest corner of the northeast quarter of Section 15 the TRUE POINT OF BEGINNING.

thence with the following TWENTY-THREE (23) COURSES:

- 1) S 88 degrees 49' 37" E 446.80 feet along the section line to an iron pin set;
- 2) S 01 degree 57' 34" W 2251.21 feet along Marion A. Miller and Cindy Miller's (O.R. 262 page 6259) west line to a 5/8 inch rebar found;
- 3) N 63 degrees 09' 40" W 225.65 feet along Milan D. Yoder and Loretta M. Yoder's (O.R. 262 page 1525) north line to a 5/8 inch rebar found;
- 4) S 25 degrees 28' 10" W 68.06 feet along said Yoder's west line to a 5/8 inch rebar found;
- 5) N 63 degrees 09' 40" W 229.64 feet along said Yoder's north line to a 5/8 inch rebar found on the quarter section line;
- 6) S 01 degree 46' 54" W 279.22 feet along the quarter section line to a point in the center of T.R. 165, witnessed by an iron pin set N 01 degree 46' 54" E 16.55 feet;
- 7) N 64 degrees 12' 11" W 679.63 feet along the centerline of T.R. 165 to a point, witnessed by an iron pin set S 17 degrees 43' 50" W 16.40 feet;
- 8) S 17 degrees 43' 50" W 495.89 feet through the lands of said Troyer to an iron pin set on the quarter section line;
- 9) N 88 degrees 47' 58" W 914.70 feet along the quarter section line to a 5/8 inch rebar found;
- 10) N 01 degree 32' 18" E 667.22 feet along Myron E. Miller and Sharon F. Miller's (O.R. 257 page 7431) east line to a 5/8 inch rebar found;
- 11) N 57 degrees 07' 47" E 98.90 feet along said Miller's east line to a 5/8 inch rebar found;
- 12) N 10 degrees 06' 11" E 118.00 feet along said Miller's east line to a 5/8 inch rebar found;
- 13) N 00 degrees 24' 39" E 186.04 feet along said Miller's east line to a point in the center of T.R. 165, witnessed by a 5/8 inch rebar found S 00 degrees 24' 39" W 9.88 feet;
- 14) N 65 degrees 55' 47" W 42.67 feet along the centerline of T.R. 165 to a point;
- 15) N 71 degrees 58' 27" W 58.50 feet along the centerline of T.R. 165 to a point, witnessed by an iron pin set N 01 degrees 32' 18" E 37.02 feet;
- 16) N 01 degrees 32' 18" E 471.67 feet along Levi A. Yoder and Doris A. Yoder's (O.R. 248 page 6487) east line to a 5/8 inch rebar found;
- 17) S 71 degrees 49' 24" E 298.76 feet along Edward J. Troyer and Leanna Troyer's (D.V. 260 page 27) south line to a 5/8 inch rebar found;
- 18) N 65 degrees 23' 18" E 317.23 feet along said Troyer's east line to a 5/8 inch rebar found;
- 19) N 27 degrees 04' 46" W 214.41 feet along said Troyer's (D.V. 260 page 27 and O.R. 180 page 2892) east line to a 5/8 inch rebar found;
- 20) N 35 degrees 39' 55" E 336.55 feet through the lands of said David L. Troyer and Alma Troyer to an iron pin set;

- 21) N 01 degree 21' 56" E 469.37 feet through the lands of said Troyer to an iron pin set;
- 22) N 44 degrees 04' 36" W 113.20 feet through the lands of said Troyer to an iron pin set on the section line;
- 23) S 88 degrees 19' 53" E 1107.94 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 100.738 acres, but subject to all highways and easements of record.

Containing 22.229 acres in the northeast quarter of Section 15 and 78.509 acres in the northwest quarter of Section 15.

This parcel is subject to a 50 foot common access easement for the purpose of ingress and egress, further described as follows:

Being part of the northwest quarter of Section 15, T-8 N, R-4 W, Clark Township, Holmes County, Ohio, also known as part of the lands conveyed to David L. Troyer and Alma Troyer in Deed vol. 263 page 772, PN 0200567000.

Commencing at a 5/8 inch rebar found marking the northeast corner of the northwest quarter of Section 15, thence N 88 degrees 19' 53" W 1682.76 feet along the section line to a stone found, thence S 01 degrees 32' 18" W 1542.60 feet along Levi A. Yoder and Doris A. Yoder's (O.R. 248 page 6487) east line to a point in the center of T.R. 165, thence S 71 degrees 58' 27" E 26.07 feet along the centerline of T.R. 165 to a point the TRUE POINT OF BEGINNING.

thence N 01 degrees 32' 18" E 471.60 feet along the centerline of a 50 foot common access easement 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).

See Holmes County Plat Book 2, page 637 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
November 16, 2022

Donald C. Baker

P.S. 6938



Parcel Number: 0200567008

FILE DESCRIPTION
Holmes County Map Office
3/2/2023

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