

Description 1.717 acre parcel

Being part of the southwest quarter of Section 23, T-8 N, R-5 W, Clark Township, Holmes County, Ohio, also known as part of the lands conveyed to Aaron L. Troyer and Ruby N. Troyer in Official Record vol. 271 page 6478, PN 0300024004.

Described as follows:

Commencing at a 5/8 inch rebar found on the Coshocton County line marking the southeast corner of the southwest quarter of Section 23, thence N 89 degrees 00' 13" W 44.60 feet along the Coshocton County line and along the section line to a stone found, thence N 88 degrees 25' 23" W 1062.68 feet along the Coshocton County line and along the section line to a 3/4 inch square bar found in S.R. 643, thence N 00 degrees 43' 58" E 14.27 feet along Marvin M. Mast and Susan D. Mast's (O.R. 186 page 2263) west line to a point in the center of S.R. 643, thence N 62 degrees 14' 23" E 106.01 feet along the centerline of S.R. 643 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 61 degrees 43' 48" W 31.00 feet.

thence with the following EIGHT (8) COURSES:

- 1) N 61 degrees 43' 48" W 188.52 feet through the lands of said Troyer to an iron pin set;
- 2) N 08 degrees 08' 08" W 212.09 feet through the lands of said Troyer to an iron pin set;
- 3) S 83 degrees 29' 09" W 104.00 feet through the lands of said Troyer to an iron pin set on Abe N. Miller, Trustee and Fannie J. Miller, Trustee's (O.R. 255 page 4850, O.R. 255 page 4858, O.R. 256 page 5314, and O.R. 256 page 5316) east line;
- 4) N 01 degree 05' 41" E 54.64 feet along said Miller's east line to a 5/8 inch rebar found;
- 5) N 78 degrees 30' 23" E 269.45 feet along Junior L. Troyer and Emma Mae Troyer's (O.R. 269 page 1317) south line to a 5/8 inch rebar found;
- 6) S 15 degrees 35' 29" E 377.83 feet along said Troyer's west line to a point in the center of S.R. 643, witnessed by a 5/8 inch rebar found N 15 degrees 35' 29" W 23.19 feet;
- 7) S 66 degrees 31' 34" W 42.18 feet along the centerline of S.R. 643 to a point;
- 8) S 62 degrees 14' 23" W 32.29 feet along the centerline of S.R. 643 to the TRUE POINT OF BEGINNING.

This parcel contains 1.717 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 5167 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
October 4, 2023



Aaron L. Gerber P.S. 8379



Parcel Number: 0300024008

FILE DESCRIPTION
Holmes County Map Office
12/18/2023

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