

Description 1.373 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 and PN 0300006000.

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 the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES:

- 1) N 89 degrees 10' 41" W 212.06 feet along the Coshocton County line and along the section line to a 1/2 inch pipe found;
- 2) N 01 degree 05' 41" E 348.11 feet along 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 to an iron pin set;
- 3) N 83 degrees 29' 09" E 104.00 through the lands of said Troyer to an iron pin set;
- 4) S 08 degrees 08' 08" E 212.09 feet through the lands of said Troyer to an iron pin set;
- 5) S 61 degrees 43' 48" E 188.52 feet through the lands of said Troyer to a point in the center of S.R. 643, witnessed by an iron pin set N 61 degrees 43' 48" W 31.00 feet;
- 6) S 62 degrees 14' 23" W 106.01 feet along the centerline of S.R. 643 to a point;
- 7) S 00 degrees 43' 58" W 14.27 feet along Marvin M. Mast and Susan D. Mast's (O.R. 186 page 2263) west line to the TRUE POINT OF BEGINNING.

This parcel contains 1.373 acres, but subject to all highways and easements of record.

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

  
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Aaron L. Gerber P.S. 8379



Parcel Number: 0300024009

