

### Description 3.725 acre parcel

Being part of the northeast quarter of Section 24, Hardy Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to Leroy Vandever in Official Record vol. 282 page 1568, PN 0600121000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of the northeast quarter of Section 24, thence S 89 degrees 04' 38" E 1331.68 feet along the section line to a stone found, thence S 00 degrees 23' 50" W 739.09 feet along Wayne J. Yoder and Barbara Ann Yoder's (O.R. 263 page 6321) west line to a R.R. spike found in the center of T.R. 309 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 00 degrees 23' 50" W 15.52 feet.

thence with the following EIGHT (8) COURSES:

- 1) S 00 degrees 23' 50" W 594.99 feet along Kevin Joel Troyer's (O.R. 268 page 6669) west line to a stone found;
- 2) N 88 degrees 54' 14" W 261.98 feet along David J. Troyer and Fannie Troyer's (O.R. 86 page 880) north line to an iron pin set;
- 3) N 00 degrees 23' 50" E 631.86 feet through the lands of said Vandever to a point in the center of T.R. 309, witnessed by an iron pin set S 00 degrees 23' 50" W 16.69 feet;
- 4) N 82 degrees 08' 53" E 3.09 feet along the centerline of T.R. 309 to a R.R. spike found;
- 5) S 89 degrees 26' 31" E 46.25 feet along the centerline of T.R. 309 to a R.R. spike found;
- 6) S 81 degrees 18' 32" E 80.80 feet along the centerline of T.R. 309 to a R.R. spike found;
- 7) S 78 degrees 57' 56" E 73.61 feet along the centerline of T.R. 309 to a R.R. spike found;
- 8) S 75 degrees 31' 50" E 62.22 feet along the centerline of T.R. 309 to the TRUE POINT OF BEGINNING.

This parcel contains 3.725 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 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 4984 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
April 3, 2023



Donald C. Baker P.S. 6938



Parcel Number: 0600121003

**FILE DESCRIPTION**

Holmes County Map Office  
4/28/2023