

Description 2.479 acre parcel

Being part of the northeast quarter of Section 30, Paint Township, T-15 N, R-11 W, Holmes County, Ohio, also known as part of the lands conveyed to Abe N. Troyer and Mattie Troyer in Deed vol. 263 page 472, PN 1500323000.

Described as follows:

Commencing at a 1/4 inch rod found in T.R. 656 marking the southeast corner of the northeast quarter of Section 30, thence S 89 degrees 04' 38" W 301.64 feet along the quarter section line to a point, thence N 16 degrees 38' 50" W 325.08 feet along Atlee I. Coblentz's (O.R. 259 page 4474) west line and along Ivan N. Coblentz and Esther J. Coblentz's (O.R. 50 page 12) west line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following NINE (9) COURSES:

- 1) S 73 degrees 40' 50" W 154.91 feet through the lands of said Troyer to an iron pin set;
- 2) S 80 degrees 23' 28" W 136.66 feet through the lands of said Troyer to an iron pin set;
- 3) N 85 degrees 25' 15" W 117.37 feet through the lands of said Troyer to an iron pin set;
- 4) N 14 degrees 25' 34" E 313.12 feet through the lands of said Troyer to an iron pin set;
- 5) N 26 degrees 33' 47" W 243.89 feet through the lands of said Troyer to a point on Orris N. Troyer and Esther E. Troyer's (O.R. 273 page 7114) south line and in S.R. 241, witnessed by an iron pin set S 26 degrees 33' 47" E 41.03 feet;
- 6) N 51 degrees 04' 20" E 51.19 feet along said Orris N. Troyer and Esther E. Troyer's south line and along S.R. 241 to a point, witnessed by an iron pin set S 26 degrees 33' 47" E 52.18 feet;
- 7) S 26 degrees 33' 47" E 332.62 feet through the lands of said Abe N. Troyer and Mattie Troyer to an iron pin set;
- 8) N 60 degrees 14' 24" E 180.39 feet through the lands of said Abe N. Troyer and Mattie Troyer to a point on Ammon C. Stutzman and Susie Stutzman's (O.R. 258 page 806) west line, witnessed by an iron pin set S 16 degrees 38' 50" E 15.87 feet;
- 9) S 16 degrees 38' 50" E 301.24 feet along said Stutzman's west line and along said Ivan N. Coblentz and Esther J. Coblentz's west line to the TRUE POINT OF BEGINNING.

This parcel contains 2.479 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 5109 for survey.  
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.  
June 8, 2023

  
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Aaron L. Gerber P.S. 8379



Parcel Number: 1500323001

**FILE DESCRIPTION**  
Holmes County Map Office  
9/22/2023

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