

Description 9.261 acre parcel

Being part of Lots 31 and 32, Third Quarter, T-10 N, R-4 W, Paint Township, Holmes County, Ohio, also known as part of the lands conveyed to Galen L. Troyer and Galen L. Troyer, Trustee in Official Record vol. 204 page 1782 and Official Record vol. 221 page 2806, PN 1500560002.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of Lot 31, thence N 01 degree 04' 23" E 396.00 feet along the lot line to a 5/8 inch rebar found, thence N 88 degrees 32' 03" W 1128.75 feet along Goodman Farm, Ltd.'s (O.R. 53 page 742) south line to a point in the center of T.R. 414, thence along a curve to the right having a delta angle of 03 degrees 27' 57", R – 1145.92 feet, T – 34.67 feet, Ch. Brg. – S 45 degrees 17' 34" W, Ch. – 69.31 feet along the centerline of T.R. 414 an arc distance of 69.32 feet to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 88 degrees 32' 03" E 45.00 feet.

thence with the following SEVEN (7) COURSES:

- 1) S 88 degrees 32' 03" E 229.68 feet through the lands of said Troyer to an iron pin set;
- 2) S 05 degrees 47' 19" E 704.91 feet (passing into Lot 32) through the lands of said Troyer to a point in a creek, witnessed by an iron pin set N 05 degrees 47' 19" W 20.00 feet;
- 3) S 62 degrees 54' 33" W 381.90 feet through the lands of said Troyer and along a creek to a point, witnessed by an iron pin set N 01 degree 32' 11" E 40.00 feet;
- 4) S 74 degrees 56' 28" W 136.67 feet through the lands of said Troyer and along a creek to a point, witnessed by an iron pin set N 05 degrees 19' 14" E 40.03 feet;
- 5) N 63 degrees 17' 18" W 88.60 feet through the lands of said Troyer and along a creek to a point on Amy Sue Miller, Trustee's (O.R. 235 page 1597) east line, witnessed by an iron pin set N 01 degree 21' 26" E 30.00 feet;
- 6) N 01 degree 21' 26" E 708.75 feet (passing into Lot 31) along said Miller's (O.R. 235 page 1597 and O.R. 201 page 547) east line to a point in the center of T.R. 414, witnessed by a 5/8 inch rebar found S 01 degree 21' 26" W 30.00 feet;
- 7) Along a curve to the left having a delta angle of 14 degrees 26' 00", R – 1145.92 feet, T – 145.10 feet, Ch. Brg. – N 54 degrees 14' 32" E, Ch. – 287.90 feet along the centerline of T.R. 414 an arc distance of 288.67 feet to the TRUE POINT OF BEGINNING.

This parcel contains 9.261 acres, but subject to all highways and easements of record. Containing 3.320 acres in Lot 31 and 5.941 acres in Lot 32.

This parcel is subject to an existing 50 foot easement recorded in Official Record vol. 258 page 2233 and Plat vol. 16 page 938.

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 4929 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
December 9, 2022



Aaron L. Gerber P.S. 8379



Parcel Number: 1500560006

FILE DESCRIPTION
Holmes County Map Office
2/13/2023

2 of 2