

Description 14.453 acre parcel

Being a part of the northeast quarter of Section 19, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as lands conveyed to Aden E. and Betty Troyer in Deed vol. 201 page 352, Deed vol. 271 page 155 and Deed vol. 271 page 157, PPN 2600080000 and PPN 2601505000.

Described as follows:

Commencing at a stone found marking the southwest corner of the northeast quarter of Section 19, thence S 89 degrees 20' 10" E 564.30 feet along the quarter section line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following THIRTEEN (13) COURSES:

- 1) N 09 degrees 03' 24" E 903.27 feet along Alvin A. Yoder, Co-Trustee and Ruth Yoder, Co-Trustee's (O.R. vol. 264 page 4695) east line to a 5/8 inch rebar found;
- 2) N 08 degrees 24' 24" E 245.02 feet along said Yoder's east line to a point in S.R. 39 and on Ted Holdings, LLC's (O.R. vol. 250 page 3240) south line, witnessed by a 5/8 inch rebar found S 08 degrees 24' 24" W 50.00 feet;
- 3) S 88 degrees 29' 50" E 183.48 feet along S.R. 39 and along said Ted Holdings, LLC's south line to a 5/8 inch rebar found;
- 4) S 52 degrees 56' 59" E 93.97 feet along S.R. 39 and along said Ted Holdings, LLC's south line to a point, witnessed by a 5/8 inch rebar found S 30 degrees 02' 16" W 44.93 feet;
- 5) S 30 degrees 02' 16" W 166.06 feet along Steven R. and Rhoda Joy Troyer's (O.R. vol. 202 page 633) west line to a 5/8 inch rebar found;
- 6) S 56 degrees 35' 57" E 87.91 feet along said Steven R. and Rhoda Joy Troyer's south line to a 5/8 inch rebar found;
- 7) N 33 degrees 24' 03" E 159.55 feet along said Steven R. and Rhoda Joy Troyer's east line to a point in S.R. 39 and on said Ted Holdings, LLC's south line, witnessed by a 5/8 inch rebar found S 33 degrees 24' 03" W 15.52 feet;
- 8) S 52 degrees 56' 59" E 300.72 feet along S.R. 39 and along said Ted Holdings, LLC and Aden I. Mast and Brenda S. Mast's (O.R. vol. 264 page 5793) south line to a 5/8 inch rebar found;
- 9) S 55 degrees 22' 40" E 126.75 feet along S.R. 39 and along said Mast (and O.R. vol. 241 page 1120) and Paul and Sarah Gerber's (Deed vol. 108 page 143) south line and partly along the south line of Out Lot 19 of the Village of Walnut Creek to a point, witnessed by a 5/8 inch rebar found S 32 degrees 03' 41" W 30.00 feet;
- 10) S 32 degrees 03' 41" W 172.33 feet along Johnny R. Mast and Miriam O. Mast's (O.R. vol. 254 page 464) west line to a 5/8 inch rebar found;
- 11) S 54 degrees 01' 01" E 140.00 feet along said Johnny R. Mast and Miriam O. Mast's south line to a 5/8 inch rebar found;
- 12) S 43 degrees 27' 48" W 739.60 feet along Owen A. Hershberger and Amanda A. Hershberger's (O.R. vol. 249 page 2107) west line to a 5/8 inch rebar found on the quarter section line;


13) N 89 degrees 20' 10" W 371.90 feet along the quarter section line to the TRUE POINT OF BEGINNING.

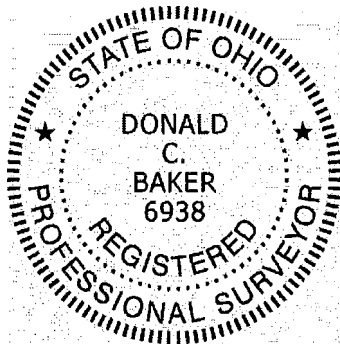
This parcel contains 14.453 acres, but subject to all highways and easements of record.

Also conveying a 15 foot ingress and egress easement reserved in Official Record vol. 202 page 633.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Bearings from Plat vol. 19 page 1235.

See Holmes County Plat Book 19, page 3698 for survey. This survey made and description prepared by Donald C. Baker, P.S. 6938. September 29, 2018

  
Donald C. Baker P.S. 6938



Parcel Number: 2600080002

**FILE DESCRIPTION**  
Holmes County Map Office  
3/18/2019

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