

### Description 2.095 acre parcel

Being a part of Lot 3, Third Quarter, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands conveyed to Marlin A. Troyer and Regina Sue Troyer in Official Record vol. 188 page 856, PN 2600716000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of Lot 3, thence S 82 degrees 37' 45" E 1045.84 feet along the lot line to a 5/8 inch rebar found, thence S 07 degrees 17' 40" W 662.01 feet along Daniel R. Kline and Ruby Kline's (D.V. 235 page 623) west line to a 5/8 inch rebar found in the center of T.R. 374, thence N 79 degrees 27' 21" W 81.30 feet along the centerline of T.R. 374 to a R.R. spike found, thence N 79 degrees 23' 06" W 130.18 feet along the centerline of T.R. 374 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 08 degrees 21' 07" E 39.76 feet.

thence with the following TEN (10) COURSES:

- 1) N 79 degrees 23' 06" W 50.04 feet along the centerline of T.R. 374 to a point, witnessed by an iron pin set N 08 degrees 21' 07" E 15.74 feet;
- 2) N 08 degrees 21' 07" E 167.15 feet through the lands of said Troyer to an iron pin set;
- 3) N 55 degrees 53' 24" W 33.86 feet through the lands of said Troyer to an iron pin set;
- 4) N 11 degrees 19' 00" E 123.38 feet through the lands of said Troyer to an iron pin set;
- 5) N 76 degrees 33' 55" W 92.91 feet through the lands of said Troyer to an iron pin set;
- 6) N 10 degrees 38' 52" E 232.43 feet through the lands of said Troyer to an iron pin set;
- 7) S 82 degrees 37' 45" E 258.50 feet through the lands of said Troyer to an iron pin set;
- 8) S 10 degrees 09' 12" W 313.27 feet through the lands of said Troyer to an iron pin set;
- 9) S 58 degrees 21' 48" W 119.12 feet through the lands of said Troyer to an iron pin set;
- 10) S 08 degrees 21' 07" W 162.29 feet through the lands of said Troyer to the TRUE POINT OF BEGINNING.

This parcel contains 2.095 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 6938".  
Basis of bearings from Plat vol. 19 page 683.

See Holmes County Plat Book 19, page 4055 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
February 28, 2020



Donald C. Baker P.S. 6938



Parcel Number: 2600716014

**FILE DESCRIPTION**

Holmes County Map Office  
5/12/2020