

Description 4.201 acre parcel

Being a part of Lot 11 of the Fourth Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also known as a part of the lands conveyed to Andy R. Troyer and Mary Ellen Troyer in Official Record vol. 223 page 3256, PN 0101426002.

Described as follows:

Commencing at a 5/8 inch rebar found at the intersection of S.R. 557 and C.R. 120 marking the southwest corner of said Lot 11, thence S 88 degrees 00' 00" E 1288.70 feet along the lot line and along C.R. 120 to a 5/8 inch rebar found, thence N 34 degrees 04' 24" E 241.76 feet along Jonas A. and Mary Yoder's (O.R. vol. 29 page 702) east line and along C.R. 120 to a R.R. spike found at the intersection of C.R. 120 and T.R. 367 the TRUE POINT OF BEGINNING.

thence with the following EIGHT (8) COURSES:

- 1) N 34 degrees 04' 24" E 503.99 feet along said Yoder's east line and along C.R. 120 to a point, witnessed by a 5/8 inch rebar found S 86 degrees 11' 00" E 37.11 feet;
- 2) S 86 degrees 11' 00" E 243.76 feet along John M. Miller and Elizabeth J. Miller's (O.R. vol. 265 page 1870) south line to a 5/8 inch rebar found;
- 3) N 02 degrees 13' 36" W 16.51 feet along said Miller's east line to a 5/8 inch rebar found;
- 4) S 74 degrees 00' 16" E 109.98 feet along Tomski Limited Partnership's (O.R. vol. 217 page 1788) south line to an iron pin set;
- 5) S 15 degrees 48' 27" W 385.79 feet through the lands of said Troyer to a point in the center of T.R. 367, witnessed by an iron pin set N 15 degrees 48' 27" E 30.38 feet;
- 6) S 80 degrees 33' 14" W 22.73 feet along the centerline of T.R. 367 to a 5/8 inch rebar found;
- 7) S 80 degrees 47' 34" W 201.16 feet along Ivan E. and Wilma Sue Coblentz's (O.R. vol. 193 page 2986) north line and along T.R. 367 to a 5/8 inch rebar found;
- 8) N 86 degrees 18' 06" W 305.22 feet along said Coblentz's north line and along T.R. 367 to the TRUE POINT OF BEGINNING.

This parcel contains 4.201 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". Bearings from Plat vol. 2 page 496.

See Holmes County Plat Book 19 page 3771 for survey. This survey made and description prepared by Donald C. Baker, P.S. 6938. January 17, 2019



Donald C. Baker P.S. 6938



Parcel Number: 0101426016

