

Description 2.104 acre parcel

Being part of Lot 2, Fourth Quarter, T-9 N, R-6 W, Berlin Township, Holmes County, Ohio, also known as all of the lands conveyed to Albert N. Troyer and Jennifer Ann Troyer in Deed vol. 229 page 544, PN 0101431000.

Described as follows:

Commencing at a drill hole with crowsfoot in concrete found marking the northeast corner of Lot 2, thence N 88 degrees 40' 29" W 852.71 feet along the lot line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following EIGHT (8) COURSES:

- 1) S 05 degrees 43' 53" E 341.01 feet along Darian L. Troyer and Andrea J. Troyer's (O.R. 247 page 1517) west line to a point on Trademark Land Company, LLC's (O.R. 274 page 5147) north line and in C.R. 262, witness by a 5/8 inch rebar found N 05 degrees 43' 53" W 21.98 feet;
- 2) S 82 degrees 07' 23" W 146.24 feet along said Trademark Land Company, LLC's north line and along C.R. 626 to a mag nail found in the center of C.R. 626;
- 3) S 73 degrees 04' 16" W 115.00 feet along the centerline of C.R. 626 to a mag nail found;
- 4) S 69 degrees 15' 40" W 55.12 feet along the centerline of C.R. 626 to a point, witnessed by a 5/8 inch rebar found N 01 degrees 03' 48" W 22.60 feet;
- 5) N 01 degrees 03' 48" W 157.12 feet along Trademark Land Company, LLC's (O.R. 206 page 1566) east line to a 5/8 inch rebar found;
- 6) N 48 degrees 21' 21" E 89.72 feet along Trademark Land Company, LLC's (O.R. 206 page 1566) east line to a 5/8 inch rebar found;
- 7) N 04 degrees 45' 59" E 200.76 feet along Trademark Land Company, LLC's (O.R. 206 page 1566) east line to a 5/8 inch rebar found on the lot line;
- 8) S 88 degrees 40' 29" E 191.61 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 2.104 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 4224.

See Holmes County Plat Book 19, page 4644 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
December 29, 2021

Donald C. Baker P.S. 6938



Parcel Number: 0101431002

**FILE DESCRIPTION**  
Holmes County Map Office  
3/8/2022