

Description 0.548 acre parcel

Being part of the northwest quarter of Section 7, T-8 N, R-4 W, Clark Township, Holmes County, Ohio, also known as part of the lands conveyed to Duane A. Troyer, Virginia R. Troyer, Phyllis N. Beachy, Michael A. Beachy, Jeremy L. Troyer, and Regina M. Troyer in Official Record vol. 201 page 2398 and Official Record vol. 206 page 1393, PN 02000932004.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northeast corner of the northwest quarter of Section 7, thence N 88 degrees 38' 32" W 96.16 feet along the section line to a 5/8 inch rebar found, thence S 14 degrees 39' 41" W 145.39 feet along Jeremy L. Troyer and Regina Troyer's (O.R. 57 page 421) west line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 14 degrees 39' 41" W 51.38 feet along said Troyer's west line to an iron pin set;
- 2) N 88 degrees 38' 43" W 477.34 feet through the lands of said Duane A. Troyer, et al., to a point in the center of T.R. 166, witnessed by an iron pin set S 88 degrees 38' 43" E 20.85 feet;
- 3) N 13 degrees 42' 00" E 51.18 feet along the centerline of T.R. 166 to a 5/8 inch rebar found, witnessed by an iron pin set S 88 degrees 38' 43" E 15.89 feet;
- 4) S 88 degrees 38' 43" E 478.22 feet along Jason Lynn Beachy and Gloria Beachy's (O.R. 124 page 92, O.R. 196 page 3419, and O.R. 201 page 289) south line to the TRUE POINT OF BEGINNING.

This parcel contains 0.548 acres, but subject to all highways and easements of record. To go to adjoiner.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5204 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
December 12, 2023  
Updated December 19, 2023 – name change

  
Donald C. Baker P.S. 6938



Parcel Number: 0200932006

**FILE DESCRIPTION**  
Holmes County Map Office  
1/22/2024