

Description 38.697 acre parcel

Being part of Lots 18, 31, and 32, Third Quarter, T-10 N, R-4 W, Paint Township, Holmes County, Ohio, also known as part of the lands conveyed to Galen L. Troyer and Galen L. Troyer, Trustee in Official Record vol. 204 page 1782 and Official Record vol. 221 page 2806, PN 1500560002.

Described as follows:

Beginning at a 5/8 inch rebar found marking the northeast corner of Lot 32 the TRUE POINT OF BEGINNING.

thence with the following TWENTY-SIX (26) COURSES:

- 1) S 01 degree 21' 08" W 1203.61 feet along the lot line to a 5/8 inch rebar found;
- 2) S 44 degrees 14' 39" W 590.52 feet along David R. Yoder and Miriam A. Yoder's (O.R. 212 page 762) west line to a 5/8 inch rebar found on the Walnut Creek Township line and on the lot line;
- 3) N 88 degrees 31' 14" W 192.13 feet along the Walnut Creek Township line and along the lot line to an iron pin set;
- 4) N 01 degree 21' 26" E 408.88 feet through the lands of said Troyer to a 5/8 inch rebar found;
- 5) N 71 degrees 11' 14" E 288.86 feet along Galen L. Troyer's (D.V. 238 page 499) south line to a 5/8 inch rebar found;
- 6) N 10 degrees 08' 13" E 142.67 feet along said Troyer's east line to a 5/8 inch rebar found;
- 7) N 17 degrees 47' 19" W 94.31 feet along said Troyer's east line to a 5/8 inch rebar found;
- 8) S 81 degrees 23' 41" W 266.00 feet along said Troyer's north line to a 5/8 inch rebar found;
- 9) S 01 degree 21' 26" W 146.05 feet along said Troyer's east line to a 5/8 inch rebar found;
- 10) N 20 degrees 59' 35" W 337.10 feet along Andrea L. Troyer and Todd C. Troyer's (O.R. 258 page 2233) east line to a 5/8 inch rebar found;
- 11) N 88 degrees 31' 14" W 201.81 feet partly along said Troyer's north line and partly through the lands of said Galen L. Troyer and Galen L. Troyer, Trustee to an iron pin set;
- 12) S 73 degrees 55' 58" W 507.78 feet partly through the lands of said Galen L. Troyer and Galen L. Troyer, Trustee and partly along Amy Sue Miller, Trustee's (O.R. 201 page 547) north line to a 5/8 inch rebar found;
- 13) N 01 degree 21' 26" E 394.97 feet along Amy Sue Miller, Trustee's (O.R. 235 page 1597) east line to a point in a creek, witnessed by an iron pin set S 24 degrees 17' 58" E 38.87 feet;
- 14) S 63 degrees 17' 18" E 88.60 feet through the lands of said Troyer and along a creek to a point, witnessed by an iron pin set N 05 degrees 19' 14" E 40.03 feet;
- 15) N 74 degrees 56' 28" E 136.67 feet through the lands of said Troyer and along a creek to a point, witnessed by an iron pin set N 01 degree 32' 11" E 40.00 feet;
- 16) N 62 degrees 54' 33" E 381.90 feet through the lands of said Troyer and along a creek to a point, witnessed by an iron pin set N 05 degrees 47' 19" W 20.00 feet;
- 17) N 05 degrees 47' 19" W 704.91 feet (passing into Lot 31) through the lands of said Troyer to an iron pin set;
- 18) N 88 degrees 32' 03" W 229.68 feet through the lands of said Troyer to a point in the center of T.R. 414, witnessed by an iron pin set S 88 degrees 32' 03" E 45.00 feet;

- 19) Along a curve to the left having a delta angle of 03 degrees 27' 57", R – 1145.92 feet, T – 34.67 feet, Ch. Brg. – N 45 degrees 17' 34" E, Ch. – 69.31 feet along the centerline of T.R. 414 an arc distance of 69.32 feet to a point, witnessed by a 5/8 inch rebar found S 88 degrees 32' 03" E 131.47 feet;
- 20) S 88 degrees 32' 03" E 1128.75 feet along Goodman Farm, Ltd.'s (O.R. 53 page 742) south line to a 5/8 inch rebar found on the lot line;
- 21) N 88 degrees 16' 32" E 293.38 feet (passing into Lot 18) along said Goodman Farm, Ltd.'s south line to an iron pin set;
- 22) S 09 degrees 42' 58" E 35.63 feet along the west line of Lot 2 of Troyer Farm View Subdivision (Plat vol. 19 page 1211) and along Merle R. Beachy and Naomi E. Beachy's (O.R. 202 page 387) west line to a 5/8 inch rebar found;
- 23) S 49 degrees 34' 41" W 122.40 feet along the west line of Lot 2 of said Troyer Farm View Subdivision and along said Beachy's west line to a point in a creek, witnessed by a 5/8 inch rebar found S 54 degrees 53' 03" E 19.95 feet;
- 24) S 24 degrees 44' 12" W 145.40 feet along the west line of Lot 2 of said Troyer Farm View Subdivision and along said Beachy's west line and along a creek to a point, witnessed by a 5/8 inch rebar found S 60 degrees 50' 34" E 22.03 feet;
- 25) S 53 degrees 02' 41" W 190.00 feet along the west line of Lot 2 of said Troyer Farm View Subdivision and along said Beachy's west line and along a creek to a point on the lot line, witnessed by a 5/8 inch rebar found S 01 degree 04' 23" W 28.64 feet;
- 26) S 01 degree 04' 23" W 44.00 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 38.697 acres, but subject to all highways and easements of record. Containing 1.410 acres in Lot 18, 8.682 acres in Lot 31, and 28.605 acres in Lot 32.

This parcel is subject to an existing 30 foot secondary easement recorded in Official Record vol. 247 page 6080.

Also subject to an existing 50 foot easement recorded in Deed vol. 238 page 499 and Plat vol. 11 page 189.

Also subject to an existing 50 foot easement recorded in Official Record vol. 258 page 2233 and Plat vol. 16 page 938.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 4929 for survey.

This survey made and description prepared by Aaron L. Gerber, P.S. 8379. December 9, 2022

  
 Aaron L. Gerber P.S. 8379



Parcel Number: 1500560007

**FILE DESCRIPTION**  
 Holmes County Map Office  
 2/13/2023

2 of 2