

Description 0.085 acre parcel

Being part of the northeast quarter of Fractional Section 23, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Scott Balder, Trustee and Karla Troyer, Trustee in Official Record vol. 279 page 2188, PN 2600009000.

Described as follows:

Commencing at a 5/8 inch rod found marking the northwest corner of the northeast quarter of Section 23, thence S 00 degrees 41' 13" W 1108.33 feet along the quarter section line to a point in T.R. 374, thence S 89 degrees 03' 47" E 281.80 feet along Amstutz Family Farm, Ltd.'s (O.R. 241 page 87) north line and along T.R. 374 to a R.R. spike found, thence S 00 degrees 41' 13" W 192.26 feet along said Amstutz Family Farm, Ltd.'s east line and along Ray R. Troyer and Gladys E. Troyer's (O.R. 42 page 340) east line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following THREE (3) COURSES:

- 1) N 76 degrees 38' 54" E 206.04 feet through the lands of said Balder and Troyer to a 3/4 inch rod found;
- 2) S 67 degrees 12' 34" W 217.93 feet along said Troyer's north line to a 3/4 inch rod found;
- 3) N 00 degrees 41' 13" E 36.85 feet along said Troyer's east line to the TRUE POINT OF BEGINNING.

This parcel contains 0.085 acres, but subject to all easements of record.
To go to adjoiner.

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 4870 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
October 27, 2022

Aaron L. Gerber

P.S. 8379



Parcel Number: 2600009001

FILE DESCRIPTION
Holmes County Map Office
12/2/2022