

Description 1.159 acre parcel

Being a part of the northwest quarter and southwest quarter of Section 5, Walnut Creek Township, T-9 N, R-4 W, Holmes County, Ohio, also known as part of the lands conveyed to Reuben Troyer, Jr. and Suzanna A. Troyer in Official Record vol. 278 page 1513, PN 2600486000.

Described as follows:

Beginning at a 5/8 inch rebar found marking the northeast corner of the southwest quarter of Section 5 the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) S 01 degrees 15' 43" W 320.38 feet along the quarter section line to a 5/8 inch rebar found on Reuben Troyer, Jr. and Suzanna A. Troyer's (O.R. 274 page 2877) north line;
- 2) N 40 degrees 49' 00" W 40.76 feet through the lands of said Troyer (O.R. 278 page 1513) to an iron pin set;
- 3) N 30 degrees 07' 28" W 221.41 feet through the lands of said Troyer (O.R. 278 page 1513) to an iron pin set;
- 4) N 22 degrees 00' 13" W 155.64 feet (passing into the northwest quarter of Section 5) through the lands of said Troyer (O.R. 278 page 1513) to a point in the center of T.R. 416, witnessed by an iron pin set S 22 degrees 00' 13" E 23.45 feet;
- 5) N 67 degrees 27' 22" E 223.51 feet along the centerline of T.R. 416 to a point on the quarter section line, witnessed by a 5/8 inch rebar found S 01 degrees 25' 57" W 23.80 feet;
- 6) S 01 degrees 25' 57" W 132.08 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 1.159 acres, but subject to all highways and easements of record. Containing 0.398 acres in the northwest quarter and 0.761 acres in the southwest quarter of Section 5.

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.

See Holmes County Plat Book 19, page 4581 for survey.

This survey made and description prepared by Donald C. Baker, P.S. 6938.

September 30, 2020

Revised September 13, 2021



Donald C. Baker

P.S. 6938



Parcel Number: 2600486001

