

Description 3.231 acre parcel

Being part of Lot 11 of the Third Quarter, T-9 N, R-5 W, Berlin Township, Holmes County, Ohio, also known as part of the lands conveyed to Reuben N. Beachy and Lydia Ann Beachy in Deed vol. 264 page 561, PN 0100032002.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of said Lot 11, thence N 01 degree 27' 08" E 1003.95 feet along the lot line to a 5/8 inch rebar found, thence N 83 degrees 41' 03" W 842.37 feet along Paul A. Troyer and Brenda A. Troyer's (O.R. 243 page 2371) south line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 06 degrees 16' 10" W 296.23 feet through the lands of said Beachy to an iron pin set;
- 2) N 82 degrees 45' 05" W 464.57 feet through the lands of said Beachy to a point in the center of C.R. 135, witnessed by an iron pin set S 82 degrees 45' 05" E 20.48 feet;
- 3) N 00 degrees 25' 30" W 290.68 feet along the centerline of C.R. 135 to a point, witnessed by an iron pin set S 83 degrees 41' 03" E 22.36 feet;
- 4) S 83 degrees 41' 03" E 498.39 feet along David E. Shetler and Martha W. Shetler's (O.R. 216 page 1672) south line to THE TRUE POINT OF BEGINNING.

This parcel contains 3.231 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 Surveying".

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

See Holmes County Plat Book 19, page 5852 for survey.

This survey made and description prepared by Donald C. Baker, P.S. 6938.  
April 28, 2026

Donald C. Baker

P.S. 6938



PPN: 0100032007

