

Description 1.432 acre parcel

Being part of the southwest quarter of Section 5, T-9 N, R-5 W, Berlin Township, Holmes County, Ohio, also known as part of the lands conveyed to Atlee H. Troyer and Esta Troyer in Official Record vol. 128 page 74 and Official Record vol. 285 page 1553, PN 0100464002, PN 0100464007, PN 0100277000 and PN 0100464001.

Described as follows:

Commencing at a R.R. spike found in T.R. 362 marking the southwest corner of the southwest quarter of Section 5, thence N 00 degrees 25' 35" E 60.21 feet along the section line and along T.R. 362 to a R.R. spike found, thence N 00 degrees 52' 06" E 1110.03 feet along the section line and along T.R. 362 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 88 degrees 49' 25" E 7.40 feet.

thence with the following SEVEN (7) COURSES:

- 1) N 00 degrees 52' 06" E 50.00 feet along the section line and along T.R. 362 to a point, witnessed by a 5/8 inch rebar found S 88 degrees 49' 25" E 23.79 feet;
- 2) S 88 degrees 49' 25" E 322.13 feet along Edward Raber and Esta Raber's (O.R. 275 page 2554) south line to a 5/8 inch rebar found;
- 3) S 00 degrees 14' 11" W 353.95 feet along said Raber's west line to a 5/8 inch rebar found in T.R. 364 (non-maintained);
- 4) N 80 degrees 14' 53" W 108.82 feet along said Raber's north line and along T.R. 364 to a 5/8 inch rebar found;
- 5) N 89 degrees 09' 32" W 50.47 feet along Erb Real Estate, LLC's (O.R. 250 page 3153 and O.R. 277 page 1947) north line and along T.R. 364 to an iron pin set;
- 6) N 00 degrees 14' 11" E 288.01 feet through the lands of said Troyer to an iron pin set;
- 7) N 88 degrees 49' 25" W 164.87 feet through the lands of said Troyer to the TRUE POINT OF BEGINNING.

This parcel contains 1.432 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 5851 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
February 26, 2026

Donald C. Baker

P.S. 6938



PPN: 0100464008

**FILE DESCRIPTION**  
Holmes County Map Office  
6/16/2026