

Description 71.797 acre parcel

Being part of the southeast quarter of Section 7, T-9 N, R-5 W, Berlin Township, Holmes County, Ohio, also known as part of the lands conveyed to Norman A. Troyer and Nettie M. Troyer in Official Record vol. 203 page 788, PN 0100468000.

Described as follows:

Beginning at a 5/8 inch rebar found on the Walnut Creek Township line and in C.R. 168 marking the northeast corner of the southeast quarter of Section 7 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 01 degree 17' 38" W 27.47 feet.

thence with the following NINETEEN (19) COURSES:

- 1) S 01 degree 17' 38" W 1419.23 feet along the Walnut Creek Township line and along the section line to an iron pin set;
- 2) N 89 degrees 46' 30" W 2667.30 feet along Linda A. Kuhns, Trustee's (O.R. 252 page 5960) north line to an iron pin set on the quarter section line;
- 3) N 01 degree 15' 02" E 802.46 feet along the quarter section line to a 5/8 inch rebar found;
- 4) S 89 degrees 09' 26" E 291.04 feet along Ian I. Hochstetler and Linda Hochstetler's (O.R. 283 page 1458) south line to a 5/8 inch rebar found;
- 5) N 01 degree 14' 36" E 198.98 feet along said Hochstetler's east line to a 5/8 inch rebar found;
- 6) N 88 degrees 44' 29" E 215.00 feet along Nelson M. Miller and Mary D. Miller's (O.R. 210 page 2463) south line to a 5/8 inch rebar found;
- 7) S 01 degree 15' 31" E 50.00 feet along said Miller's (O.R. 262 page 3097) west line to a 5/8 inch rebar found;
- 8) N 88 degrees 44' 29" E 504.68 feet along said Miller's south line to a 5/8 inch rebar found;
- 9) N 04 degrees 07' 06" E 474.57 feet along said Miller's (O.R. 262 page 3097 and O.R. 210 page 2463) east line to a point on the quarter section line and in C.R. 168, witnessed by a 5/8 inch rebar found S 04 degrees 07' 06" W 28.51 feet;
- 10) S 89 degrees 01' 41" E 697.72 feet along the quarter section line and along C.R. 168 to a point;
- 11) S 00 degrees 21' 39" W 872.54 feet along the centerline of an existing 50 foot common access easement (Plat vol. 19 page 3508) and through the lands of said Troyer to a point;
- 12) N 89 degrees 04' 10" E 25.01 feet through the lands of said Troyer to a 5/8 inch rebar found;
- 13) N 89 degrees 04' 10" E 673.50 feet along the south line of Lot 1 of Troy Ridge Det Subdivision (Plat vol. 19 page 3508) and along Dean N. Troyer and Elsie R. Troyer's (O.R. 264 page 6443) south line to an iron pin set;
- 14) N 00 degrees 21' 39" E 250.00 feet to an iron pin set;
- 15) S 89 degrees 04' 10" W 673.50 feet along the north line of Lot 1 of said Troy Ridge Det Subdivision and along said Dean N. Troyer and Elsie R. Troyer's north line to a 5/8 inch rebar found;
- 16) S 00 degrees 21' 39" W 250.00 feet along the west line of Lot 1 of said Troy Ridge Det Subdivision and along said Dean N. Troyer and Elsie R. Troyer's west line to a 5/8 inch rebar found;
- 17) S 89 degrees 04' 10" W 25.01 feet through the lands of said Norman A. Troyer and Nettie M. Troyer to a point;
- 18) N 00 degrees 21' 39" E 872.54 feet along the centerline of said existing 50 foot common access easement and through the lands of said Norman A. Troyer and Nettie M. Troyer to a point on the quarter section line and in C.R. 168;

19) S 89 degrees 01' 41" E 934.31 feet along the quarter section line and along C.R. 168 to the TRUE POINT OF BEGINNING.

This parcel contains 71.797 acres, but subject to all highways and easements of record.

This parcel is subject to and granted the use of an existing 50 foot common access easement recorded in Plat vol. 19 page 3508 and further described as follows:

Being part of the southeast quarter of Section 7, T-9 N, R-5 W, Berlin Township, Holmes County, Ohio, also known as part of the lands conveyed to Norman A. Troyer and Nettie M. Troyer in Official Record vol. 203 page 788, PN 0100468000

Commencing at a 5/8 inch rebar found on the Walnut Creek Township line and in C.R. 168 marking the northeast corner of the southeast quarter of Section 7, thence N 89 degrees 01' 41" W 934.31 feet along the quarter section line and along C.R. 168 to a point the TRUE POINT OF BEGINNING.

thence S 00 degrees 21' 39" W 872.54 feet along the centerline of a 50 foot common access easement and through the lands of said Troyer to a point and THERE ENDS.

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, 2011 adjustment.

See Holmes County Plat Book 19, page 5425 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
July 24, 2024

Donald C. Baker P.S. 6938



Parcel Number: 0100468014

FILE DESCRIPTION
Holmes County Map Office
11/12/2024