

Description 134.913 acre parcel

Being part of Lots 20, 24, and 25, Fourth Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to Ferman I. Troyer, Trustee and Edna A. Troyer, Trustee in Official Record vol. 224 page 2204, PN 0100681002, PN 0100679000, PN 0100681001, PN 0100680000, PN 0100680001 and PN 0100681000.

Described as follows:

Beginning at a R.R. spike found in C.R. 407 marking the northwest corner of Lot 24 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 00 degrees 27' 37" E 30.38 feet.

thence with the following THIRTY-TWO (32) COURSES:

- 1) S 89 degrees 01' 31" E 1581.86 feet along the lot line and along C.R. 407 to a point, witnessed by a 5/8 inch rebar found S 00 degrees 04' 57" W 26.93 feet;
- 2) S 00 degrees 04' 57" W 938.87 feet along Roger L. McClure and Sara A. McClure's (O.R. 197 page 2444) west line and along Atlee N. Miller, Trustee's (O.R. 204 page 1866) west line to a 5/8 inch rebar found;
- 3) N 88 degrees 56' 09" W 1587.00 feet along Jacob N. Yoder and Ada Mae Yoder's (O.R. 252 page 4326) north line to an iron pin set on the lot line;
- 4) S 00 degrees 23' 39" W 565.17 feet along the lot line to an iron pin set;
- 5) N 66 degrees 46' 21" W 850.08 feet (passing into Lot 25) along said Yoder's north line to a point in the center of C.R. 407, witnessed by an iron pin set S 66 degrees 46' 21" E 60.00 feet;
- 6) S 14 degrees 42' 35" W 331.98 feet along the centerline of C.R. 407 to a R.R. spike found at the intersection of C.R. 407 and T.R. 355;
- 7) S 26 degrees 13' 28" W 452.19 feet along the centerline of C.R. 407 to a point, witnessed by a 5/8 inch rebar found N 65 degrees 34' 15" W 17.19 feet;
- 8) N 65 degrees 34' 15" W 1524.88 feet along David Allen Raber and Mattie Raber's (O.R. 192 page 1840) north line to a 5/8 inch rebar found;
- 9) S 78 degrees 18' 15" W 261.92 feet along said Raber's north line to a stone found on the lot line;
- 10) N 00 degrees 45' 31" E 1213.75 feet along the lot line to a 5/8 inch rebar found;
- 11) N 00 degrees 42' 34" E 168.40 feet along the lot line to a 5/8 inch rebar found in T.R. 309 marking the northwest corner of Lot 25;
- 12) S 88 degrees 35' 15" E 2076.13 feet along the lot line and along T.R. 309 to a point, witnessed by a 5/8 inch rebar found N 25 degrees 33' 17" E 25.97 feet;
- 13) N 25 degrees 33' 17" E 848.50 feet (passing into Lot 20) along Jerry E. Raber's (O.R. 193 page 1590) east line to a 5/8 inch rebar found;
- 14) S 85 degrees 17' 50" E 267.79 feet along Ernie E. Raber and Jennifer J. Raber's (D.V. 278 page 92) south line to a R.R. spike found on the lot line and in T.R. 354, witnessed by a 5/8 inch rebar found N 85 degrees 17' 50" W 14.42 feet, also witnessed by an iron pin set S 00 degrees 27' 37" W 49.97 feet;
- 15) S 00 degrees 27' 37" W 759.01 feet along the lot line to a R.R. spike found marking the northeast corner of Lot 25, witnessed by a 5/8 inch rebar found N 00 degrees 27' 37" E 30.38 feet;
- 16) N 88 degrees 35' 15" W 366.14 feet along the lot line and along C.R. 407 to a point at the intersection of C.R. 407, T.R. 354, and T.R. 309;
- 17) S 24 degrees 11' 48" W 542.69 feet (passing into Lot 25) along the centerline of C.R. 407 to a point;
- 18) S 22 degrees 16' 30" W 70.30 feet along the centerline of C.R. 407 to a point;

- 19) S 19 degrees 52' 21" W 63.89 feet along the centerline of C.R. 407 to a point;
- 20) S 17 degrees 23' 30" W 154.62 feet along the centerline of C.R. 407 to a point;
- 21) S 14 degrees 46' 51" W 5.84 feet along the centerline of C.R. 407 to a point,
witnessed by an iron pin set N 48 degrees 19' 39" W 23.84 feet;
- 22) N 48 degrees 19' 39" W 150.51 feet through the lands of said Troyer to an iron pin
set;
- 23) N 79 degrees 12' 43" W 61.88 feet through the lands of said Troyer to a 1/2 inch pipe
found;
- 24) N 87 degrees 32' 45" W 56.15 feet along Wesley D. Troyer and Susan Troyer's (O.R.
224 page 2202) north line to a 1/2 inch pipe found;
- 25) S 05 degrees 35' 24" W 114.52 feet along said Wesley D. Troyer and Susan Troyer's
west line to an iron pin set;
- 26) S 32 degrees 06' 11" E 318.55 feet along said Wesley D. Troyer and Susan Troyer's
west line to a point in the center of C.R. 407, witnessed by a 1/2 inch pipe found N
32 degrees 06' 11" W 31.46 feet;
- 27) N 14 degrees 46' 51" E 284.83 feet along the centerline of C.R. 407 to a point;
- 28) N 17 degrees 23' 30" E 154.62 feet along the centerline of C.R. 407 to a point;
- 29) N 19 degrees 52' 21" E 63.89 feet along the centerline of C.R. 407 to a point;
- 30) N 22 degrees 16' 30" E 70.30 feet along the centerline of C.R. 407 to a point;
- 31) N 24 degrees 11' 48" E 542.69 feet along the centerline of C.R. 407 to a point on the
lot line and at the intersection of C.R. 407, T.R. 354, and T.R. 309;
- 32) S 88 degrees 35' 15" E 366.14 feet along the lot line and along C.R. 407 to the
TRUE POINT OF BEGINNING.

This parcel contains 134.913 acres but subject to all highways and easements of record.
Containing 7.899 acres in Lot 20, 34.101 acres in Lot 24, and 92.913 acres in Lot 25.

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 5306 for survey.
This survey made and description prepared from a survey made April 12, 2023 by Aaron
L. Gerber, P.S. 8379.
Updated May 22, 2024

AL

Aaron L. Gerber P.S. 8379



Parcel Number: 0100681004

FILE DESCRIPTION
Holmes County Map Office
6/24/2024