

Description 34.943 acre parcel

Being a part of the northwest quarter of Section 21, T-8 N, R-5 W, Clark Township, Holmes County, Ohio, also known as lands conveyed to Andrew A. Troyer and Verna A. Troyer in Official Record vol. 229 page 282, PN 0200526000.

Described as follows:

Beginning at a 5/8 inch rebar found marking the northeast corner of the northwest quarter of Section 21 the TRUE POINT OF BEGINNING.

thence with the following TWELVE (12) COURSES:

- 1) S 01 degree 14' 27" W 801.81 feet along the quarter section line to a 5/8 inch rebar found;
- 2) N 88 degrees 16' 41" W 651.68 feet along Allen D. Troyer and Marlene R. Troyer's (O.R. 289 page 2111) north line to a 5/8 inch rebar found;
- 3) S 01 degree 52' 50" W 188.18 feet along said Allen D. Troyer and Marlene R. Troyer's west line to a 5/8 inch rebar found on Pine Acres Farm LLC's (O.R. 283 page 999) north line;
- 4) N 88 degrees 16' 41" W 323.80 feet along said Pine Acres Farm LLC's north line to a 5/8 inch rebar found;
- 5) N 56 degrees 17' 32" W 442.75 feet along Jonathan Troyer and Carrie Marie Troyer's (O.R. 250 page 5162) east line to a 5/8 inch rebar found;
- 6) N 88 degrees 16' 41" W 383.15 feet along said Troyer's north line to a 5/8 inch rebar found;
- 7) S 04 degrees 34' 13" W 184.76 feet along said Troyer's west line to an iron pin set;
- 8) N 88 degrees 16' 41" W 936.27 feet along said Troyer's north line to a point on the section line and in T.R. 178, witnessed by a 5/8 inch rebar found S 88 degrees 16' 41" E 28.27 feet;
- 9) N 01 degree 11' 37" E 536.98 feet along the section line and along T.R. 178 to a point, witnessed by an iron pin set S 88 degrees 16' 42" E 31.51 feet;
- 10) S 88 degrees 16' 42" E 2054.00 feet along David L. Hershberger and Martha E. Hershberger's (O.R. 186 page 186) south line to an iron pin set;
- 11) N 01 degree 11' 37" E 403.02 feet along said Hershberger's east line to an iron pin set on the section line;
- 12) S 88 degrees 16' 42" E 628.06 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 34.943 acres, but subject to all highways and easements of record. This parcel is subject to an existing 30 foot easement shown on P. 19 page 2587.

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 5864 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
May 12, 2026


Donald C. Baker P.S. 6938



Parcel Number: 0200526003

FILE DESCRIPTION
Holmes County Map Office
6/29/2026