

DESCRIPTION OF A 2.976 ACRE TRACT

Situated in the Township of Clark, County of Holmes, and State of Ohio and being part of the Northeast Quarter of Section 7 in Township 8, Range 4; being part of the 15.734 acre residue tract (PN: 02-00932-000) of the 29.414 acre tract conveyed to Jeremy L. Troyer & Regina Troyer in O.R. 57, Pg. 421 and being more fully described as follows:

Beginning at an iron pin with cap "BAKER" found in the west side of the base of a black cherry tree at the northwest corner of the Northeast Quarter of Section 7 on the north line of said Troyer tract; thence on the quarter section line through said Troyer tract, South 00 Degrees 50 Minutes 33 Seconds West, a distance of 663.08 feet to a southerly line of said Troyer tract and the north line of a 3.997 acre tract conveyed to Benjamin B. Harris & Rachel A. Harris in O.R. 290, Pg. 2870; thence on said line, South 74 Degrees 08 Minutes 08 Seconds East, a distance of 253.01 feet to an iron pin with cap "BAKER" found at the northeast corner of said Harris tract and the most northerly corner of a 0.877 acre tract conveyed to Benjamin B. Harris & Rachel A. Harris in O.R. 290, Pg. 2870 and being the **TRUE POINT OF BEGINNING** for the tract hereinafter described, thence in a clockwise direction along the following four (4) courses;

1. Thence through said Troyer tract on a new line of division, **South 74 Degrees 08 Minutes 08 Seconds East**, a distance of **193.38 feet** to a 5/8 inch iron pin with cap "SHAFFER PS 8726" set on the east line of said Troyer tract and the west line of a 103.852 acre tract conveyed to Loren T. Troyer & Jennifer M. Troyer in O.R. 287, Pg. 3929;
2. Thence on the east line of said 15.734 acre Troyer tract and the west line of said 103.852 Troyer tract, **South 01 Degree 17 Minutes 19 Seconds West**, a distance of **543.53 feet** to a 5/8 inch iron pin found bent W at the southeast corner of said 15.734 acre Troyer tract and the northeast corner of a 13 acre tract conveyed to Jeremiah R. Miller & Melody A. Miller in O.R. 261, Pg. 3124;
3. Thence on the south line of said 15.734 acre Troyer tract and the north line of said Miller tract, **North 88 Degrees 30 Minutes 26 Seconds West**, a distance of **266.32 feet** to a 3/4 inch iron pin found bent NW at the southwest corner of said 15.734 acre Troyer tract, the most southerly corner of said 0.877 acre Harris tract, and the southeast corner of said 3.997 acre Harris tract;
4. Thence on the west line of said Troyer tract and the east line of said 0.877 acre Harris tract, **North 08 Degrees 54 Minutes 53 Seconds East**, a distance of **596.52 feet** to the **TRUE POINT OF BEGINNING**.

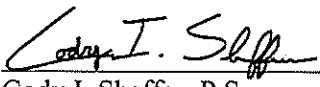
The above described tract contains 2.976 acres, more or less, and is subject to all easements, restrictions, and covenants of record.

This is an adjoiner only tract.

The Basis of Bearings for this description is Grid North of the Ohio State Plane Coordinate System NAD83(2011), North Zone, as resolved through GNSS observations using the ODOT VRS Network.

This description was prepared by Cody I. Shaffer, Professional Surveyor No. 8726 from a survey completed by Shaffer Surveying on January 23, 2026.

See Holmes County Plat Book 19, Page 5794 for survey.


Cody I. Shaffer, P.S.
Professional Surveyor No. 8726

1/28/26



PPN: 0200932008

FILE DESCRIPTION
Holmes County Map Office
3/25/2026