

Description 7.000 acre parcel  
Tract B

Being part of the northeast quarter of Section 24, T-9 N, R-6 W, Hardy Township, Holmes County, Ohio, also known as part of the lands conveyed to Kobe S. Lapp in O.R. 285 page 2543, PN 0600121004.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of the northeast quarter of Section 24, thence S 00 degrees 18' 30" W 770.08 feet along the quarter section line to a point in T.R. 309, thence S 86 degrees 23' 11" E 310.24 feet along the centerline of T.R. 309 to a R.R. spike found, thence N 88 degrees 56' 12" E 229.52 feet along the centerline of T.R. 309 to a R.R. spike found, thence N 86 degrees 06' 30" E 13.04 feet along the centerline of T.R. 309 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 00 degrees 18' 30" W 15.97 feet.

thence with the following SEVEN (7) COURSES:

- 1) N 86 degrees 06' 30" E 101.43 feet along the centerline of T.R. 309 to a R.R. spike found;
- 2) N 81 degrees 53' 20" E 235.53 feet along the centerline of T.R. 309 to a R.R. spike found;
- 3) N 81 degrees 50' 46" E 107.38 feet along the centerline of T.R. 309 to a point;
- 4) N 82 degrees 08' 53" E 76.79 feet along the centerline of T.R. 309 to a point, witnessed by a 5/8 inch rebar found S 00 degrees 23' 50" W 16.69 feet;
- 5) S 00 degrees 23' 50" W 631.86 feet along Kevin Joel Troyer and Ina Troyer's (O.R. 285 page 2670) west line to a 5/8 inch rebar found on David J. Troyer and Fannie Troyer's (O.R. 86 page 880) north line;
- 6) N 88 degrees 54' 14" W 515.44 feet along said David J. Troyer and Fannie Troyer's north line to an iron pin set;
- 7) N 00 degrees 18' 30" E 556.15 feet through the lands of said Lapp to the TRUE POINT OF BEGINNING.

This parcel contains 7.000 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 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 5765 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
November 25, 2025

  
Donald C. Baker

P.S. 6938



PPN: 0600121006

