

Description 0.193 acre parcel

Being part of the northwest quarter of Section 1, T-8 N, R-7 W, Mechanic Township, Holmes County, Ohio, also known as part of the lands conveyed to Allen V. Troyer and Pamela J. Troyer in Deed vol. 276 page 335, PN 1300158004.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of the northwest quarter of Section 1, thence N 88 degrees 23' 30" W 1081.29 feet along the quarter section line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) N 88 degrees 23' 30" W 224.21 feet along the quarter section line to a 5/8 inch rebar found;
- 2) N 01 degree 54' 14" E 61.23 feet along Matthew Polcyn's (O.R. 221 page 2846 and O.R. 275 page 4343) east line to a point in the center of T.R. 102;
- 3) S 73 degrees 10' 46" E 90.22 feet along the centerline of T.R. 102 to a point;
- 4) S 80 degrees 11' 23" E 77.78 feet along the centerline of T.R. 102 to a point;
- 5) S 89 degrees 23' 11" E 60.00 feet along the centerline of T.R. 102 to a point;
- 6) S 01 degree 54' 14" W 27.50 feet along said Troyer's (O.R. 269 page 4395) west line to the TRUE POINT OF BEGINNING.

This parcel contains 0.193 acres, but subject to all highways and easements of record. To go to adjoiner.

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 2, page 671 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
August 21, 2025


Donald C. Baker P.S. 6938



PPN: 1300158008

FILE DESCRIPTION

Holmes County Map Office
10/7/2025