

Description 99.964 acre parcel

Being part of Lots 13, 14, and 24, Third Quarter, T-8 N, R-6 W, Mechanic Township, Holmes County, Ohio, also known as part of the lands conveyed to Duane A. Miller and Mabel Miller in Official Record vol. 242 page 1858, PN 1302340000.

Described as follows:

Beginning at a 1/2 inch pipe found marking the southeast corner of Lot 24 the TRUE POINT OF BEGINNING.

thence with the following TWENTY-ONE (21) COURSES:

- 1) N 89 degrees 57' 31" W 954.18 feet along the lot line to a 5/8 inch rebar found;
- 2) N 00 degrees 07' 32" E 194.63 feet along Kurt D. Yoder and Cindy Yoder's (O.R. 256 page 3194) east line to a 5/8 inch rebar found;
- 3) N 52 degrees 32' 51" W 371.54 feet along said Yoder's north line to a point in the center of T.R. 112, witnessed by a 5/8 inch rebar found S 52 degrees 32' 51" E 34.63 feet;
- 4) N 00 degrees 41' 23" W 322.13 feet along the centerline of T.R. 112 to a point;
- 5) N 00 degrees 48' 31" W 256.47 feet along the centerline of T.R. 112 to a point;
- 6) N 01 degree 35' 31" W 653.44 feet along the centerline of T.R. 112 to a point on the lot line, witnessed by an iron pin set S 89 degrees 41' 40" E 21.00 feet;
- 7) S 89 degrees 41' 40" E 1325.19 feet along the lot line to an iron pin set marking the northeast corner of Lot 24;
- 8) S 01 degree 46' 06" W 580.16 feet along the lot line to a point in the center of T.R. 113, witnessed by a 5/8 inch rebar found N 01 degree 46' 06" E 21.97 feet;
- 9) S 71 degrees 53' 50" E 84.22 feet (passing into Lot 13) along the centerline of T.R. 113 to a 5/8 inch rebar found;
- 10) S 67 degrees 18' 00" E 623.91 feet along the centerline of T.R. 113 to a 5/8 inch rebar found;
- 11) S 75 degrees 36' 23" E 72.93 feet along the centerline of T.R. 113 to a point;
- 12) S 86 degrees 55' 22" E 212.50 feet along the centerline of T.R. 113 to a point, witnessed by a 1/2 inch pipe found S 01 degree 39' 19" W 30.00 feet;
- 13) S 01 degree 39' 19" W 1322.20 feet (passing into Lot 14) along Firman D. Troyer's (O.R. 272 page 3844) west line and along John A. Yoder and Miriam A. Yoder's (O.R. 272 page 3615) west line to a 1/2 inch pipe found;
- 14) N 88 degrees 55' 03" W 191.61 feet along Norman L. Troyer and Esther G. Troyer's (O.R. 118 page 857 and O.R. 276 page 1220) north line to a 5/8 inch rebar found;
- 15) S 01 degree 24' 21" W 397.41 feet along said Troyer's (O.R. 276 page 1220) west line to a 5/8 inch rebar found;
- 16) S 73 degrees 40' 43" E 42.39 feet along said Troyer's south line to a 5/8 inch rebar found;
- 17) S 79 degrees 35' 57" E 34.82 feet along said Troyer's south line to a 5/8 inch rebar found;
- 18) S 89 degrees 07' 23" E 29.98 feet along said Troyer's south line to a 5/8 inch rebar found;
- 19) S 01 degree 23' 25" W 751.39 feet along said Troyer's (O.R. 118 page 857) west line and along Junior L. Troyer's (O.R. 256 page 1257) west line to a 5/8 inch rebar found on the lot line;
- 20) N 89 degrees 34' 53" W 871.77 feet along the lot line to a 5/8 inch rebar found marking the southwest corner of Lot 14;

21) N 01 degree 46' 59" E 1710.04 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 99.964 acres, but subject to all highways and easements of record. Containing 19.542 acres in Lot 13, 33.974 acres in Lot 14, and 46.448 acres in Lot 24.

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 5523 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
February 27, 2025



Aaron L. Gerber P.S. 8379



PPN: 1302340008

FILE DESCRIPTION
Holmes County Map Office
4/10/2025