

Tract A Description 2.100 acre parcel

Being a part of Lot 10 of the Fourth Quarter, T-10 N, R-5 W, Paint Township, Holmes County, Ohio, also known as part of the lands conveyed to Joseph E. Troyer and Emily Elaine Troyer in Official Record vol. 187 page 1990 and Official Record vol. 251 page 2560, PN 15-00548.003.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of Lot 10, thence N 87 degrees 35' 46" W 1226.84 feet along the lot line to a 5/8 inch rebar found, thence N 01 degree 44' 21" E 255.72 feet along YWP Properties, Ltd.'s (O.R. 259 page 6445) east line to an iron pin set the TRUE POINT OF BEGINNING.

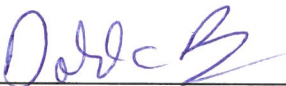
thence with the following FIVE (5) COURSES:

- 1) N 01 degree 44' 21" E 130.23 feet along said YWP Properties, Ltd.'s east line to an iron pin set;
- 2) N 31 degrees 40' 50" E 113.66 feet along said YWP Properties, Ltd.'s east line to a point in C.R. 160, witnessed by an iron pin set S 31 degrees 40' 50" W 36.00 feet;
- 3) S 86 degrees 08' 31" E 360.93 feet along the centerline of C.R. 160 to a point at the intersection of C.R. 160 and T.R. 666;
- 4) S 01 degree 16' 40" W 220.24 feet along the centerline of T.R. 666 to a point, witnessed by an iron pin set N 87 degrees 35' 46" W 25.04 feet;
- 5) N 87 degrees 35' 46" W 419.21 feet through the lands of said Troyer to the TRUE POINT OF BEGINNING.

This parcel contains 2.100 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".
Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5918 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
August 18, 2026


Donald C. Baker P.S. 6938



Parcel Number: 1500548006

FILE DESCRIPTION
Holmes County Map Office
9/3/2026