

Description 8.000 acre parcel

Being part of the southwest quarter of Section 12, T-13 N, R-13 W, Prairie Township, Holmes County, Ohio, also known as part of the lands conveyed to Wayne R. Troyer and Freda Mae Troyer in Official Record vol. 251 page 1016, PN 1700173000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of the southwest quarter of Section 12, thence N 00 degrees 28' 44" W 915.24 feet along the quarter section line to a 5/8 inch rebar found, thence S 89 degrees 03' 09" W 1469.03 feet along Jonas N. Beachy and Betty Beachy's (D.V. 252 page 137) north line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES:

- 1) S 89 degrees 03' 09" W 180.00 feet along said Beachy's north line to a 5/8 inch rebar found;
- 2) N 00 degrees 02' 23" W 913.78 feet along Steven D. Mast, Co-Trustee and Linda Kay Mast, Co-Trustee's (O.R. 288 page 3409) east line to an iron pin set;
- 3) N 82 degrees 04' 54" E 232.64 feet through the lands of said Troyer to an iron pin set;
- 4) N 85 degrees 25' 45" E 284.31 feet through the lands of said Troyer to an iron pin set;
- 5) S 02 degrees 44' 12" W 557.00 feet through the lands of said Troyer to an iron pin set;
- 6) S 79 degrees 59' 37" W 311.61 feet through the lands of said Troyer to an iron pin set;
- 7) S 00 degrees 02' 23" E 355.00 feet through the lands of said Troyer to the TRUE POINT OF BEGINNING.

This parcel contains 8.000 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 19, page 5505 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
January 24, 2025



Aaron L. Gerber P.S. 8379



Parcel Number: 1700173008

FILE DESCRIPTION
Holmes County Map Office
3/5/2025