

Description 23.750 acre parcel

Being part of the northeast quarter of Section 18, T-13 N, R-13 W, Prairie Township, Holmes County, Ohio, also known as part of the lands conveyed to Atlee M. Troyer and Fannie Mae Troyer in O.R. 293 page 5059, PN 1700384007.

Described as follows:

Beginning at a 5/8 inch rebar found marking the northeast corner of the northeast quarter of Section 18 the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES:

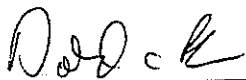
- 1) S 50 degrees 32' 35" W 1774.99 feet through the lands of said Troyer to a point in the center of T.R. 555, witnessed by an iron pin set N 50 degrees 32' 35" E 27.39 feet;
- 2) N 34 degrees 38' 38" W 75.30 feet along the centerline of T.R. 555 to a point;
- 3) N 37 degrees 15' 56" W 380.10 feet along the centerline of T.R. 555 to a point;
- 4) N 39 degrees 15' 58" W 314.59 feet along the centerline of T.R. 555 to a point;
- 5) N 38 degrees 57' 24" W 53.85 feet along the centerline of T.R. 555 to a point, witnessed by an iron pin set N 51 degrees 02' 36" E 16.62 feet;
- 6) N 51 degrees 02' 36" E 762.34 feet through the lands of said Troyer to an iron pin set on the section line;
- 7) S 89 degrees 56' 50" E 1283.59 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 23.750 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 5687 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
October 14, 2025


Donald C. Baker P.S. 6938



PPN: 1700384012

