

Description 20.500 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:

Commencing at a stone found marking the southeast corner of the northeast quarter of Section 18, thence N 89 degrees 13' 34" W 148.50 feet along the quarter section line to a 5/8 inch rebar found in the center of T.R. 555 the TRUE POINT OF BEGINNING.

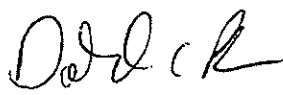
thence with the following THIRTEEN (13) COURSES:

- 1) N 35 degrees 26' 43" W 198.24 feet along the centerline of T.R. 555 to a 5/8 inch rebar found;
- 2) N 41 degrees 42' 05" W 179.10 feet along the centerline of T.R. 555 to a 5/8 inch rebar found;
- 3) N 35 degrees 25' 35" W 216.90 feet along the centerline of T.R. 555 to a 5/8 inch rebar found;
- 4) N 25 degrees 43' 17" W 264.00 feet along the centerline of T.R. 555 to a 5/8 inch rebar found;
- 5) N 50 degrees 07' 02" W 91.27 feet along the centerline of T.R. 555 to a point, witnessed by an iron pin set N 01 degree 24' 50" E 38.22 feet;
- 6) N 01 degree 24' 50" E 145.45 feet through the lands of said Troyer to an iron pin set;
- 7) N 23 degrees 24' 51" W 114.81 feet through the lands of said Troyer to an iron pin set;
- 8) N 17 degrees 03' 58" W 58.73 feet through the lands of said Troyer to an iron pin set;
- 9) N 18 degrees 21' 25" E 554.86 feet through the lands of said Troyer to an iron pin set;
- 10) N 51 degrees 08' 26" E 735.46 feet through the lands of said Troyer to an iron pin set on the section line;
- 11) S 00 degrees 07' 56" E 1336.97 feet along the section line to a 5/8 inch rebar found;
- 12) S 35 degrees 46' 06" W 511.50 feet along L and C Rental Properties, Ltd.'s (O.R. 228 page 1280 PN 1700044002) north line to a 5/8 inch rebar found;
- 13) S 26 degrees 03' 01" E 346.50 feet along said L and C Rental Properties, Ltd.'s west line to the TRUE POINT OF BEGINNING.

This parcel contains 20.500 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: 1700384013

FILE DESCRIPTION
Holmes County Map Office
10/31/2025