

Description 0.407 acre parcel

Being Lot 8 and part of Lot 7 and Lot 9 of the Lee Troyer Allotment (Plat vol. 3 page 24), situated in the Northeast Quarter of Section 20, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Andrew B. Mast, Trustee and Norma Mast, Trustee and Mike Blosser, Successor Trustee in Official Record vol. 16 page 28 and Official Record vol. 295 page 913 (Plat Vol. 8 page 577), PN 2600387000.

Described as follows:

Commencing at a point marking the northwest corner of the northeast quarter of Section 20, thence S 01 degree 28' 52" W 1286.27 feet along the quarter section line to a point, thence S 81 degrees 22' 48" E 456.95 feet along Marty A. Yoder and Rosie A. Yoder's (O.R. 282 page 985) south line to a point, thence S 07 degrees 37' 47" W 155.56 feet along High Point Property Holdings, LLC's (O.R. 282 page 6725, PN 2600885000) west line to a 1 inch pipe found, thence S 81 degrees 48' 25" E 203.39 feet along said High Point Property Holdings, LLC's south line to a 3/4 inch pipe found marking the northwest corner of Lot 8 of said Lee Troyer Allotment the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 82 degrees 05' 52" E 136.78 feet along Duane Hershberger and Rebecca H. Hershberger's (O.R. 155 page 100) south line and along the north line of said Lot 8 and Lot 9 to a 3/4 inch pipe found;
- 2) S 08 degrees 44' 44" W 132.95 feet along Duane Ray Hershberger and Rebecca Hershberger's (O.R. 190 page 222) west line to a point in the center of T.R. 444 and on the south line of Lot 9, witnessed by a 1/2 inch pipe found N 08 degrees 44' 44" E 16.96 feet;
- 3) N 80 degrees 56' 44" W 132.57 feet along the centerline of T.R. 444 and along the south line of Lots 9, 8 and 7 to a point, witnessed by a 5/8 inch rebar found N 06 degrees 54' 07" E 18.97 feet;
- 4) N 06 degrees 54' 07" E 130.29 feet along said High Point Property Holdings, LLC's (PN 2600884001) east line to the TRUE POINT OF BEGINNING.

This parcel contains 0.407 acres, but subject to all highways and easements of record. Containing 0.021 acres in Lot 7, 0.333 acres in Lot 8 and 0.053 acres in Lot 9.

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 5839 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
May 1, 2026

Donald C. Baker P.S. 6938



PN: 2600387001

FILE DESCRIPTION

Holmes County Map Office
5/29/2026