

Description 98.909 acre parcel

Being a part of the southeast and southwest quarters of Section 4 and the northeast and northwest quarters of Section 7, T-9 N, R-4 W, Walnut Creek Township, Holmes County, Ohio, also known as lands conveyed to David E. Troyer and Esther Troyer in Deed vol. 230 page 450, PN 2601037000.

Described as follows:

Beginning at a 5/8 inch rebar found marking the southeast corner of the northwest quarter of Section 7 the TRUE POINT OF BEGINNING.

thence with the following TWENTY-EIGHT (28) COURSES:

- 1) N 01 degree 01' 54" E 1894.83 feet along the quarter section line to an iron pin set;
- 2) N 74 degrees 15' 42" W 1198.56 feet along Federridge Farm, Ltd.'s (O.R. 190 page 2122 and O.R. 190 page 2129) north line to a 5/8 inch rebar found;
- 3) N 58 degrees 39' 39" W 445.50 feet along the north line of Lot 1 of Verrico Subdivision (P. 19 page 688) and along Marcus D. Troyer's (O.R. 219 page 2064) north line to a point, witnessed by an iron pin set N 17 degrees 51' 55" E 15.73 feet;
- 4) N 17 degrees 51' 55" E 455.25 feet (passing into the southwest quarter of Section 4) along said Federridge Farm, Ltd.'s east line to a point in the center of C.R. 168, witnessed by an iron pin set S 17 degrees 51' 55" W 25.00 feet;
- 5) N 62 degrees 37' 29" W 64.02 feet along the centerline of C.R. 168 to a point, witnessed by a 5/8 inch rebar found N 22 degrees 21' 28" E 51.46 feet;
- 6) N 22 degrees 21' 28" E 882.85 feet along Lavern J. Miller and Deborah J. Miller (O.R. 289 page 5398) east line and the east line of Lot 4 of Heritage Maple Springs Farm Subdivision (P. 19 page 5348) and along Josiah J. Troyer and Julia M. Troyer's (O.R. 289 page 5442) east line to a 5/8 inch rebar found;
- 7) N 18 degrees 14' 26" E 377.52 feet along the east line of Lot 4 of said Heritage Maple Springs Farm Subdivision and along said Josiah J. Troyer and Julia M. Troyer's east line to a point in a tree, witnessed by a 5/8 inch rebar found S 18 degrees 14' 26" W 1.90 feet;
- 8) S 50 degrees 47' 22" E 1302.78 feet along Eli I. Weaver and Clara Weaver and Adam J. Yoder and Linda Sue Yoder's (O.R. 44 page 764 and O.R. 286 page 4812) south line to a stone found on the quarter section line;
- 9) S 00 degrees 07' 19" E 288.82 feet along the quarter section line to an iron pin set;
- 10) S 00 degrees 07' 19" E 336.00 feet along the quarter section line to a 5/8 inch rebar found marking the southeast corner of the southwest quarter of Section 4;
- 11) N 88 degrees 34' 22" W 236.04 feet along the section line to a point on Marcus W. Miller and Leanna Miller's (O.R. 258 page 4818) east line;
- 12) N 29 degrees 18' 26" E 36.01 feet along said Marcus W. Miller and Leanna Miller's east line to a 5/8 inch rebar found;
- 13) N 25 degrees 14' 08" W 116.88 feet along said Marcus W. Miller and Leanna Miller's north line to a 5/8 inch rebar found;
- 14) N 65 degrees 06' 16" W 207.81 feet along said Marcus W. Miller and Leanna Miller's north line to a 5/8 inch rebar found;
- 15) S 26 degrees 21' 50" W 405.16 feet (passing into the northwest quarter of Section 7) along said Marcus W. Miller and Leanna Miller's west line to a point in the center of C.R. 168, witnessed by a 5/8 inch rebar found N 26 degrees 21' 50" E 24.03 feet;
- 16) S 66 degrees 15' 41" E 216.20 feet along the centerline of C.R. 168 to a point, witnessed by a 5/8 inch rebar found N 29 degrees 18' 26" E 20.59 feet;
- 17) N 29 degrees 18' 26" E 126.70 feet along said Marcus W. Miller and Leanna Miller's east line to a 5/8 inch rebar found;

- 18) S 22 degrees 33' 47" E 84.43 feet along said Marcus W. Miller and Leanna Miller's east line to a 5/8 inch rebar found;
- 19) N 29 degrees 18' 26" E 221.25 feet along said Marcus W. Miller and Leanna Miller's east line to a point on the section line;
- 20) S 88 degrees 34' 22" E 236.04 feet along the section line to a 5/8 inch rebar found marking the southeast corner of the southwest quarter of Section 4;
- 21) N 00 degrees 07' 19" W 336.00 feet along the quarter section line to an iron pin set;
- 22) S 55 degrees 51' 22" E 324.09 feet (passing into the southeast quarter of Section 4) along said Eli I. Weaver and Clara Weaver and Adam J. Yoder and Linda Sue Yoder's south line to an iron pin set;
- 23) S 07 degrees 24' 13" W 953.04 feet (passing into the northeast quarter of Section 7) along Yoder Family Land Holdings, LLC (O.R. 268 page 2673) and Levi D. Yoder and Ruth P. Yoder's (O.R. 273 page 6136) west line to a 5/8 inch rebar found;
- 24) S 74 degrees 02' 12" E 505.56 feet along said Levi D. Yoder and Ruth P. Yoder's south line and along said Yoder Family Land Holdings, LLC's westerly line to an iron pin set;
- 25) S 02 degrees 02' 38" W 594.00 feet along said Yoder Family Land Holdings, LLC's west line to an iron pin set;
- 26) S 75 degrees 18' 35" E 813.12 feet along said Yoder Family Land Holdings, LLC's west line to an iron pin set;
- 27) S 00 degrees 31' 32" W 950.40 feet along said Yoder Family Land Holdings, LLC's west line to an iron pin set on the quarter section line;
- 28) N 88 degrees 25' 22" W 1435.50 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 98.909 acres, but subject to all highways and easements of record.

Containing 30.856 acres in the southwest quarter of Section 4, 1.481 acres in the southeast quarter of Section 4, 17.387 acres in the northwest quarter of section 7 and 49.185 acres in the northeast quarter of Section 7.

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 5772 for survey.
 This survey made and description prepared by Donald C. Baker, P.S. 6938.
 January 19, 2026


 Donald C. Baker P.S. 6938



Parcel Number: 2601037002

FILE DESCRIPTION
 Holmes County Map Office
 3/3/2026