

Description 0.317 acre parcel

Being part of the southeast quarter of Section 4, T-8 N, R-5 W, Clark Township, Holmes County, Ohio, also known as part of the lands conveyed to Melvin D. Troyer and Mary Troyer in Official Record vol. 253 page 1040, PN 3300234000.

Described as follows:

Commencing at a point marking the southwest corner of the southeast quarter of Section 4, thence N 03 degrees 00' 00" E 1089.01 feet along the quarter section line to a 5/8 inch rebar found, thence S 66 degrees 54' 43" E 355.02 feet along Ervin D. Troyer and Ruth A. Troyer's (D.V. 265 page 237) north line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES:

- 1) S 45 degrees 01' 23" E 93.22 feet through the lands of said Melvin D. Troyer and Mary Troyer to an iron pin set;
- 2) S 30 degrees 16' 10" E 72.38 feet through the lands of said Melvin D. Troyer and Mary Troyer to an iron pin set;
- 3) S 04 degrees 16' 19" W 109.45 feet through the lands of said Melvin D. Troyer and Mary Troyer to a point in the center of C.R. 70, witnessed by an iron pin set N 04 degrees 16' 19" E 18.39 feet;
- 4) N 79 degrees 50' 50" W 63.00 feet along the centerline of C.R. 70 to a R.R. spike found, witnessed by a 5/8 inch rebar found N 08 degrees 06' 32" W 26.00 feet;
- 5) N 08 degrees 06' 32" W 228.73 feet along said Ervin D. Troyer and Ruth A. Troyer's east line to the TRUE POINT OF BEGINNING.

This parcel contains 0.317 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 Plat vol. 14 page 559.

See Holmes County Plat Book 19, page 5751 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
November 11, 2025


Donald C. Baker P.S. 6938



Parcel Number: 3300234002