

Description 0.878 acre parcel

Being part of the northeast quarter of Section 7, T-8 N, R-5 W, Clark Township, Holmes County, Ohio, also known as part of the lands conveyed to Reuben F. Troyer and Mary C. Troyer in Official Record vol. 269 page 6783, PN 3300241005.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northeast corner of the northeast quarter of Section 7, thence N 88 degrees 43' 06" W 1372.87 feet along the section line to a 5/8 inch rebar found in the center of T.R. 159, thence S 01 degree 06' 12" W 250.00 feet along the centerline of T.R. 159 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 88 degrees 43' 06" E 11.03 feet.

thence with the following FOUR (4) COURSES:

- 1) S 88 degrees 43' 06" E 255.00 feet along the south line of Lot 3 of Clark Township Subdivision No. 3 Second Addition (Plat vol. 19 page 4833) and along Charm Real Estate, LLC's (O.R. 283 page 3552) south line to a 5/8 inch rebar found;
- 2) S 01 degree 12' 17" W 150.00 feet along the west line of Lot 4 of Clark Township Subdivision No. 3 Replat No. 1 (Plat vol. 19 page 4978) and along Lentco, LLC's (O.R. 285 page 2181) west line to a 5/8 inch rebar found;
- 3) N 88 degrees 43' 06" W 254.73 feet through the lands of said Troyer to a point in the center of T.R. 159, witnessed by an iron pin set S 88 degrees 43' 06" E 6.17 feet;
- 4) N 01 degree 06' 12" E 150.00 feet along the centerline of T.R. 159 to the TRUE POINT OF BEGINNING.

This parcel contains 0.878 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 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5343 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
March 20, 2024

Donald C. Baker

P.S. 6938



PPN: 3300241012

