

Description 3.413 acre parcel

Being a part of the southwest quarter of Section 3, T-14 N, R-12 W, Salt Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Mark W. Troyer and Ruth Troyer in Official Record 51 page 801, PN 34-00338.000.

Described as follows:

Commencing at a 5/8 inch rebar found at the intersection of T.R. 605 and C.R. 235 marking the southeast corner of the southwest quarter of Section 3, thence N 02 degrees 01' 56" E 1494.18 feet along the quarter Section line and along C.R. 235 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 88 degrees 41' 16" W 25.69 feet.

thence with the following SIX (6) COURSES:

- 1) S 88 degrees 41' 16" W 877.38 feet through the lands of said Troyer to an iron pin set;
- 2) N 00 degrees 55' 06" W 217.70 feet through the lands of said Troyer to an iron pin set on Leroy M. Kuhns and Martha Kuhns' (O.R. 255 page 623) south line;
- 3) N 88 degrees 41' 16" E 628.81 feet along said Kuhns and Marcus L. Yoder and Emily I. Yoder's (O.R. 289 page 1479) south line to a 5/8 inch rebar found;
- 4) S 02 degrees 01' 56" W 167.98 feet along said Yoder's west line to a 5/8 inch rebar found;
- 5) N 88 degrees 41' 16" E 259.80 feet along said Yoder's south line to a 5/8 inch rebar found on the quarter section line and in C.R. 235, witnessed by a 5/8 inch rebar found S 88 degrees 41' 16" W 30.00 feet
- 6) S 02 degrees 01' 56" W 50.09 feet along the quarter section line and along C.R. 235 to the TRUE POINT OF BEGINNING.

This parcel contains 3.413 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".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5869 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
March 31, 2026



Donald C. Baker P.S. 6938



Parcel Number: 3400338003

FILE DESCRIPTION
Holmes County Map Office
7/10/2026