

Description 88.990 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:

Beginning 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 the TRUE POINT OF BEGINNING.

thence with the following TEN (10) COURSES:

- 1) S 88 degrees 59' 05" W 1866.23 feet along the section line and along T.R. 605 to a point, witnessed by an iron pin set N 01 degrees 14' 55" W 20.57 feet;
- 2) N 01 degree 14' 55" W 233.08 feet along Rosanna E. Miller and Elizabeth E. Miller's (O.R. 188 page 1092) east line to an iron pin set;
- 3) S 88 degrees 59' 05" W 440.78 feet along said Miller and along Jesse J. Miller and JulieAnna Miller's (O.R. 286 page 2472) north line to a 5/8 inch rebar found;
- 4) N 00 degrees 10' 59" W 612.12 feet along Ivan L. Miller and Linda J. Miller's (O.R. 185 page 3334) east line to a 5/8 inch rebar found;
- 5) N 84 degrees 09' 35" W 212.16 feet along said Ivan L. Miller and Linda J Miller's north line to a point on the section line, witnessed by a 5/8 inch rebar found S 84 degrees 09' 35" E 1.74 feet;
- 6) N 00 degrees 19' 23" W 826.01 feet along the section line to an iron pin set;
- 7) N 88 degrees 41' 16" E 1702.19 feet along Leroy M. Kuhns and Martha Kuhns' (O.R. 255 page 623) south line to an iron pin set;
- 8) S 00 degree 55' 06" E 217.70 feet through the lands of said Troyer to an iron pin set;
- 9) N 88 degrees 41' 16" E 877.38 feet through the lands of said Troyer to a point on the quarter section line and in C.R. 235, witnessed by an iron pin set S 88 degrees 41' 16" W 25.69 feet;
- 10) S 02 degree 01' 56" W 1494.18 feet along the quarter section line and along C.R. 235 to the TRUE POINT OF BEGINNING.

This parcel contains 88.990 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: 3400338004

FILE DESCRIPTION

Holmes County Map Office
7/10/2026