

Description 2.996 acre parcel

Being a part of the southwest quarter of Section 4, Berlin Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands conveyed to Roy L. Troyer and Alma J. Troyer in Official Record vol. 249 page 3914, PN 0100486001.

Described as follows:

Beginning at a 5/8 inch rebar found in C.R. 77 marking the southwest corner of the southwest quarter of Section 4 the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 87 degrees 31' 28" E 27.78 feet.

thence with the following EIGHT (8) COURSES:

- 1) N 03 degrees 00' 00" E 50.00 feet along the section line and along C.R. 77 to a point, witnessed by an iron pin set S 87 degrees 31' 28" E 39.05 feet;
- 2) S 87 degrees 31' 28" E 493.54 feet partly along Roy L. Troyer and Alma J. Troyer's (O.R. 76 page 407) south line and partly through the lands of said Troyer (O.R. 249 page 3914) to an iron pin set;
- 3) N 02 degrees 28' 32" E 212.76 feet through the lands of said Troyer (O.R. 249 page 3914) to an iron pin set;
- 4) S 79 degrees 18' 49" E 299.38 feet through the lands of said Troyer (O.R. 249 page 3914) to an iron pin set;
- 5) N 02 degrees 28' 32" E 110.00 feet through the lands of said Troyer (O.R. 249 page 3914) to an iron pin set;
- 6) S 87 degrees 31' 28" E 103.89 feet along said Troyer's (O.R. 76 page 407) south line to a 5/8 inch rebar found;
- 7) S 02 degrees 28' 32" W 330.00 feet along said Troyer's (O.R. 76 page 407) west line to a 5/8 inch rebar found on the section line;
- 8) N 87 degrees 31' 28" W 894.20 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 2.996 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 6938". Basis of bearings from Plat vol. 18 page 68.

See Holmes County Plat Book 19, page 4320 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938,
January 12, 2021


Donald C. Baker P.S. 6938



Parcel Number: 0100486002

FILE DESCRIPTION
Holmes County Map Office
3/5/2021