

Description 48.040 acre parcel

Being part of the northwest quarter of Section 21, T-8 N, R-5 W, Clark Township, Holmes County, Ohio, also known as part of the lands conveyed to Pine Acres Farm, LLC in Official Record vol. 252 page 5925, PN 0200598000.

Described as follows:

Commencing at a 5/8 inch rod found in T.R. 178 marking the northwest corner of the northwest quarter of Section 21, thence S 01 degrees 11' 37" W 990.00 feet along the section line and along T.R. 178 to a point, thence S 88 degrees 16' 41" E 515.00 feet along Jonathan Troyer and Carrie Marie Troyer's (O.R. 250 page 5162) south line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES:

- 1) S 88 degrees 16' 41" E 1512.47 feet along said Troyer's south line and along Andrew A. Troyer and Verna A. Troyer's (O.R. 229 page 282) south line to a 5/8 inch rebar found;
- 2) S 55 degrees 46' 41" E 719.74 feet along Marlene Troyer's (O.R. 263 page 510) south line and along a stream to a point on Allen R. Miller and Susie R. Miller's (O.R. 140 page 90) north line and in T.R. 176, witnessed by an iron pin set N 55 degrees 46' 41" W 13.34 feet;
- 3) S 45 degrees 04' 48" W 1247.36 feet along said Miller's north line and along T.R. 176 to a point in T.R. 177, witnessed by an iron pin set N 15 degrees 30' 47" W 26.90 feet;
- 4) N 69 degrees 56' 55" W 643.50 feet along said Miller's north line and along T.R. 177 to a point, witnessed by an iron pin set N 53 degrees 49' 12" E 12.34 feet;
- 5) S 75 degrees 48' 04" W 490.21 feet along said Miller's north line and along T.R. 177 to an iron pin set;
- 6) S 86 degrees 56' 48" W 170.00 feet along Bryan R. Olinger and Heidi M. Olinger's (O.R. 208 page 40) north line and along T.R. 177 to a point, witnessed by an iron pin set N 01 degrees 11' 37" E 17.25 feet;
- 7) N 01 degrees 11' 37" E 1239.95 feet through the lands of said Pine Acres Farm, LLC to the TRUE POINT OF BEGINNING.

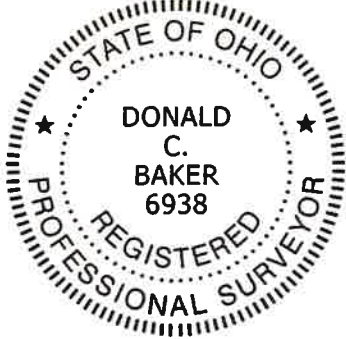
This parcel contains 48.040 acres, but subject to all highways and easements of record.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83 (2011 adjustment).

See Holmes County Plat Book 19, page 4813 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
June 28, 2022
Revised July 29, 2022



Donald C. Baker P.S. 6938



Parcel Number: 0200598006

FILE DESCRIPTION
Holmes County Map Office
9/22/2022

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