

Description 2.028 acre parcel

Being part of the southeast quarter of Section 24, Hardy Township, T-9 N, R-6 W, Holmes County, Ohio, also known as all of the lands conveyed to Linda Sinnett aka Linda Lou Sinnett in Deed vol. 191 page 313 and Official Record vol. 267 page 1, PN 0600713000.

Described as follows:

Commencing at a stone found on the Berlin Township line marking the northeast corner of the southeast quarter of Section 24, thence N 89 degrees 12' 12" W 1982.73 feet along the quarter section line to a point, thence S 00 degrees 43' 41" W 373.05 feet along David Troyer, Jr. and Martha Troyer's (D.V. 252 page 309) west line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 00 degrees 43' 41" W 370.19 feet along said Troyer's west line to a point in the center of C.R. 68, witnessed by a 5/8 inch rebar found N 00 degrees 43' 41" E 18.13 feet;
- 2) S 83 degrees 33' 06" W 232.56 feet along the centerline of C.R. 68 to a point, witnessed by a 5/8 inch rod found N 00 degrees 40' 17" E 19.29 feet;
- 3) N 00 degrees 40' 17" E 394.76 feet along David J. Troyer and Fannie Troyer's (O.R. 198 page 979) east line to a 5/8 inch rebar found;
- 4) N 89 degrees 37' 01" E 231.17 feet along the south line of Lot 1 of Shadow Acres Subdivision (Plat vol. 18 page 322) and along Reuben N. Troyer and Mary N. Troyer's (O.R. 249 page 6281) south line to the TRUE POINT OF BEGINNING.

This parcel contains 2.028 acres, but subject to all highways and easements of record.

The above described 2.028 acre parcel is subject to an existing 12 foot easement recorded in Plat vol. 18 page 322.

The above described 2.028 acre parcel is subject to an existing 50 foot easement recorded in Plat vol. 18 page 322.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".

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

See Holmes County Plat Book 19, page 4355 for survey.

This survey made and description prepared by Aaron L. Gerber, P.S. 8379.

February 17, 2021

Aaron L. Gerber

P.S. 8379



Parcel Number: 0600713002

FILE DESCRIPTION  
Holmes County Map Office  
4/2/2021