

Description 1.011 acre parcel

Being part of the southwest quarter of Section 34, T-15 N, R-11 W, Paint Township, Holmes County, Ohio, also known as part of the lands conveyed to Abe U. Troyer and Mary Etta Troyer in Official Record vol. 182 page 455, PN 1500234000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northeast corner of the southwest quarter of Section 34, thence N 85 degrees 07' 04" W 1003.57 feet along the quarter section line to a point, thence S 04 degrees 48' 30" W 464.51 feet through the lands of said Troyer to a 5/8 inch rebar found marking the northwest corner of a 1.108 acre parcel, thence S 70 degrees 49' 52" E 215.28 feet along Nelson J. Kline and Lydia Ann Kline's (O.R. 78 page 47, PN 1500234002) north line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES:

- 1) S 70 degrees 49' 52" E 107.68 feet through the lands of said Troyer to a point, witnessed by an iron pin set S 09 degrees 22' 36" W 28.80 feet;
- 2) S 09 degrees 22' 36" W 264.53 feet through the lands of said Troyer to an iron pin set;
- 3) N 85 degrees 20' 32" W 339.58 feet through the lands of said Troyer to an iron pin set;
- 4) N 08 degrees 29' 48" E 52.09 feet through the lands of said Troyer to a 5/8 inch rebar found;
- 5) S 85 degrees 07' 58" E 206.43 feet along said Kline's (PN 1500234004) south line to a 5/8 inch rebar found;
- 6) N 23 degrees 57' 20" E 45.69 feet along said Kline's (PN 1500234004) east line to a 5/8 inch rebar found;
- 7) N 13 degrees 56' 23" E 198.88 feet along said Kline's (PN 1500234002) east line to the TRUE POINT OF BEGINNING.

This parcel contains 1.011 acres, but subject to all highways and easements of record. To go to adjoiner.

This parcel is subject to an existing 50 foot easement recorded in Plat vol. 14 page 463 and an existing 50 foot easement recorded in Plat vol. 14 page 182.

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

Basis of bearings from Plat vol. 19 page 462.

See Holmes County Plat Book 19, page 4756 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
March 16, 2022



Donald C. Baker P.S. 6938



Parcel Number: 1500234007

FILE DESCRIPTION
Holmes County Map Office
8/3/2022

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