

Description 2.496 acre parcel

Being part of the southeast quarter of Section 24, T-9 N, R-4 W, Walnut Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Richard J. Troyer and Elaine Troyer in Official Record vol. 237 page 2373, PN 2600871000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of the southeast quarter of Section 24, thence S 01 degrees 17' 28" W 1323.42 feet along the quarter section line to a point, thence S 88 degrees 26' 40" E 456.22 feet along Berlin Mineral Company's (D.V. 238 page 597) north line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following EIGHT (8) COURSES:

- 1) N 04 degrees 24' 26" W 288.36 feet through the lands of said Troyer to an iron pin set;
- 2) S 83 degrees 51' 36" E 934.35 feet through the lands of said Troyer to a point in the center of T.R. 422, witnessed by an iron pin set N 83 degrees 51' 36" W 23.39 feet;
- 3) S 05 degrees 49' 35" W 85.80 feet along the centerline of T.R. 422 to a 5/8 inch rebar found, witnessed by a 5/8 inch rebar found N 89 degrees 44' 01" W 24.50 feet;
- 4) N 89 degrees 44' 01" W 523.23 feet along Jay D. Miller and Laura M. Miller's (O.R. 10 page 100) north line to a 5/8 inch rebar found;
- 5) N 69 degrees 41' 59" W 217.46 feet along said Miller's north line to a 5/8 inch rebar found;
- 6) N 81 degrees 15' 31" W 137.38 feet along said Miller's north line to a 5/8 inch rebar found;
- 7) S 04 degrees 15' 50" E 202.89 feet along said Miller's west line to a 5/8 inch rebar found on said Berlin Mineral Company's north line;
- 8) N 88 degrees 26' 40" W 50.26 feet along said Berlin Mineral Company's north line to the TRUE POINT OF BEGINNING.

This parcel contains 2.496 acres, but subject to all highways and easements of record. To go to adjoiner.

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 4914 for survey. This survey made and description prepared by Donald C. Baker, P.S. 6938. December 27, 2022

Donald C. Baker P.S. 6938



Parcel Number: 2600871002

**FILE DESCRIPTION**  
Holmes County Map Office  
1/27/2023