

Description 0.399 acre parcel

Being part of the northeast quarter of Section 20, T-9 N, R-5 W, Walnut Creek Township, Holmes County, Ohio, also known as Lot 9 of Wayne Hochstetler Allotment (Plat vol. 3 page 50), also known as all of the lands conveyed to Robert D. Troyer and Marlene J. Troyer in Deed vol. 139 page 192, PN 2600922000.

Described as follows:

Commencing at a point marking the southeast corner of the northeast quarter of Section 20, thence N 00 degrees 26' 22" E 137.94 feet along the section line to a point, thence N 01 degree 17' 16" E 155.10 feet along the section line to a point, thence N 88 degrees 32' 52" W 1558.03 feet along Merle J. Hershberger and LeLa Hershberger's (O.R. 186 page 616) south line to a point, thence N 01 degree 06' 05" E 505.91 feet along said Hershberger's west line to a 5/8 inch rebar found, thence S 88 degrees 19' 02" W 101.68 feet along Milo Jay Mast and Elicia C. Mast's (O.R. 271 page 3604) north line to a 5/8 inch rebar found, thence N 85 degrees 06' 29" W 147.33 feet along said Mast's north line to a 5/8 inch rebar found, thence N 08 degrees 20' 32" E 20.00 feet along the west line of Lot 12 of Wayne Hochstetler Allotment Replat No. 1 (Plat vol. 19 page 4185) and along Lois E. Lewis' (O.R. 276 page 1964) west line to a point the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 80 degrees 57' 07" W 116.74 feet along Robert Troyer and Marlene Troyer's (D.V. 178 page 120) north line to a point on the east line of P.R. 445 aka South Drive;
- 2) N 09 degrees 05' 01" E 150.00 feet along the east line of P.R. 445 aka South Drive to a point in the center of T.R. 444, witnessed by an iron pin set S 09 degrees 05' 01" W 28.62 feet;
- 3) S 80 degrees 56' 44" E 114.80 feet along the centerline of T.R. 444 to a point, witnessed by a 5/8 inch rebar found S 08 degrees 20' 32" W 20.33 feet;
- 4) S 08 degrees 20' 32" W 150.00 feet along the west line of Lot 12 of said Wayne Hochstetler Allotment Replat No. 1 and along said Lewis' west line to the TRUE POINT OF BEGINNING.

Lot 9 contains 0.399 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 5328 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
May 9, 2024

Donald C. Baker P.S. 6938



Parcel Number: 2600922001

**FILE DESCRIPTION**  
Holmes County Map Office  
7/16/2024