

Description 83.336 acre parcel

Being part of the southwest quarter of Section 7, T-8 N, R-5 W, Clark Township, Holmes County, Ohio, also known as all of the lands conveyed to Eli Troyer, Jr. and Susie Mae Troyer in Deed vol. 249 page 148, PN 3300236000 and PN 3300237000.

Described as follows:

Beginning at a 5/8 inch rebar found marking the southeast corner of the southwest quarter of Section 7 the TRUE POINT OF BEGINNING.

thence with the following TWENTY-THREE (23) COURSES:

- 1) N 88 degrees 57' 40" W 744.60 feet along the section line to a point, witnessed by an iron pin set S 88 degrees 57' 40" E 27.04 feet;
- 2) N 25 degrees 10' 30" W 110.64 feet along Albert R. Miller and Amanda A. Miller's (O.R. 67 page 521) east line to a 5/8 inch rebar found;
- 3) N 05 degrees 25' 11" W 200.99 feet along said Miller's east line to a 5/8 inch rebar found;
- 4) N 28 degrees 47' 22" W 152.32 feet along said Miller's east line to a 5/8 inch rebar found;
- 5) N 45 degrees 44' 40" W 229.45 feet along said Miller's east line to a 5/8 inch rebar found;
- 6) N 66 degrees 52' 08" W 70.14 feet along said Miller's north line to a 5/8 inch rebar found;
- 7) N 88 degrees 57' 42" W 255.92 feet along said Miller's north line to a 5/8 inch rebar found;
- 8) S 89 degrees 29' 50" W 333.67 feet along John Henry Troyer and Lizzie E. Troyer's (O.R. 14 page 587) north line to an iron pin set;
- 9) N 01 degrees 11' 47" E 1271.12 feet along said John Henry Troyer and Lizzie E. Troyer's east line to a point in the center of an existing private road (Plat vol. 18 page 462) and an existing 50 foot easement (Plat vol. 12 page 551), witnessed by a 5/8 inch rebar found S 01 degrees 11' 47" W 15.00 feet;
- 10) S 56 degrees 04' 04" E 232.84 feet along the centerline of 50 foot easement to a 5/8 inch rebar found;
- 11) S 09 degrees 07' 28" E 407.27 feet along Aden C. Troyer and Sara E. Troyer's (D.V. 257 page 833) west line to a 5/8 inch rebar found;
- 12) S 13 degrees 36' 00" E 78.52 feet along said Aden C. Troyer and Sara E. Troyer's west line to a 5/8 inch rebar found;
- 13) S 46 degrees 13' 02" E 38.18 feet along said Aden C. Troyer and Sara E. Troyer's south line to a 5/8 inch rebar found;
- 14) N 79 degrees 47' 06" E 57.63 feet along said Aden C. Troyer and Sara E. Troyer's south line to a 5/8 inch rebar found;
- 15) N 44 degrees 39' 05" E 294.17 feet along said Aden C. Troyer and Sara E. Troyer's east line to a 5/8 inch rebar found;
- 16) N 14 degrees 37' 46" W 96.65 feet along said Aden C. Troyer and Sara E. Troyer's east line to a 5/8 inch rebar found;
- 17) N 61 degrees 14' 56" W 398.83 feet along said Aden C. Troyer and Sara E. Troyer's north line to a 5/8 inch rebar found in the center of 50 foot easement;
- 18) N 56 degrees 04' 04" W 232.84 feet along the centerline of 50 foot easement to a point, witnessed by a 5/8 inch rebar found N 01 degrees 11' 47" E 40.74 feet;
- 19) N 01 degrees 11' 47" E 794.88 feet along the east line of Lot 1 of Charm View Subdivision (Plat vol. 18 page 462) and along John Henry Troyer and Lizzie E.

Troyer's (O.R. 145 page 655) east line to a 5/8 inch rebar found on the quarter section line;

- 20) S 89 degrees 05' 48" E 591.18 feet along the quarter section line to a 5/8 inch rebar found;
- 21) S 00 degrees 46' 32" W 276.09 feet along the west line of Lot 1 of HT Subdivision (Plat vol. 19 page 1917) and along Bruce V. Miller and Mary A. Miller's (O.R. 229 page 1672) west line to a 5/8 inch rebar found;
- 22) S 89 degrees 05' 48" E 1104.36 feet along the south line of Lot 1 of said HT Subdivision and along said Bruce V. Miller and Mary A. Miller's south line to a 5/8 inch rebar found on the quarter section line;
- 23) S 00 degrees 46' 32" W 2399.57 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 83.336 acres, but subject to all highways and easements of record.

This 83.336 acre parcel has access over an existing private road recorded in Plat vol. 18 page 462.

This 83.336 acre parcel is subject to an existing 50 foot easement recorded in Plat vol. 12 page 551.

Also granting an existing 50 foot easement as shown in Plat vol. 12 page 551 and further described as follows:

Being part of the southwest quarter of Section 7, T-8 N, R-5 W, Clark Township, Holmes County, Ohio, also known as part of the lands conveyed to Aden C. Troyer and Sara E. Troyer in Deed vol. 257 page 833.

Commencing at a 5/8 inch rebar found marking the northwest corner of the southwest quarter of Section 7, thence S 89 degrees 05' 48" E 1039.07 feet along the quarter section line to a 5/8 inch rebar found, thence S 01 degrees 11' 47" W 794.88 feet along the east line of Lot 1 of Charm View Subdivision and along John Henry Troyer and Lizzie E. Troyer's (O.R. 145 page 655) east line to a point in the center of an existing 50 foot easement (Plat vol. 12 page 551), thence S 56 degrees 04' 04" E 232.84 feet along the centerline of said 50 foot easement to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following THREE (3) COURSES along the centerline of a 50 foot easement:

- 1) S 61 degrees 14' 56" E 90.00 feet along Eli Troyer, Jr. and Susie Mae Troyer's (D.V. 249 page 148) south line to a point;
- 2) S 40 degrees 37' 35" E 213.50 feet through the lands of said Aden C. Troyer and Sara E. Troyer to a point;
- 3) N 84 degrees 09' 07" E 132.43 feet through the lands of said Aden C. Troyer and Sara E. Troyer to a 5/8 inch rebar found and THERE ENDS.

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 4733 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
May 10, 2022



Donald C. Baker P.S. 6938



Parcel Number: 3300236001

**FILE DESCRIPTION**  
Holmes County Map Office  
7/12/2022

3 of 3