

Description 1.378 acre parcel

Being part of the northeast quarter of Section 7, T-8 N, R-5 W, Clark Township, Holmes County, Ohio, also known as part of the lands conveyed to Reuben F. Troyer and Mary C. Troyer in Official Record vol. 269 page 6783, PN 3300241005.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northeast corner of the northeast quarter of Section 7, thence N 84 degrees 24' 17" W 1372.87 feet along the section line to a 5/8 inch rebar found in T.R. 159, thence S 05 degrees 25' 00" W 60.00 feet along the centerline of T.R. 159 to a point, thence S 84 degrees 24' 17" E 50.00 feet along the north line of Lot 3 of Clark Township Subdivision No. 3 Second Addition (Plat vol. 19 page 4833) and along Charm Real Estate, LLC's (O.R. 283 page 3552) north line to a 5/8 inch rebar found, thence N 05 degrees 25' 00" E 10.00 feet along the west line of Lot 3 of said Clark Township Subdivision No. 3 Second Addition and along said Charm Real Estate, LLC's west line to a 5/8 inch rebar found, thence S 84 degrees 24' 17" E 205.35 feet along the north line of Lot 3 of said Clark Township Subdivision No. 3 Second Addition and along said Charm Real Estate, LLC's north line to a 5/8 inch rebar found, thence S 05 degrees 31' 05" W 200.00 feet along the east line of Lot 3 of said Clark Township Subdivision No. 3 Second Addition and along said Charm Real Estate, LLC's east line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 84 degrees 24' 17" E 400.00 feet along the south line of Lot 1 of Clark Township Subdivision No. 3 (Plat vol. 19 page 3763) and along Lentco, LLC's (O.R. 268 page 2467) south line to a 5/8 inch rebar found;
- 2) S 05 degrees 31' 05" W 150.00 feet partly along the west line of Lot 2 of Clark Township Subdivision No. 3 First Addition (Plat vol. 19 page 3990) and along Charm Real Estate, LLC's (O.R. 270 page 6031) west line and partly through the lands of said Troyer to an iron pin set;
- 3) N 84 degrees 24' 17" W 400.00 feet through the lands of said Troyer to an iron pin set;
- 4) N 05 degrees 31' 05" E 150.00 feet through the lands of said Troyer to the TRUE POINT OF BEGINNING.

This parcel contains 1.378 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 Plat vol. 19 page 3763.

See Holmes County Plat Book 19, page 4978 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
January 17, 2023



Donald C. Baker P.S. 6938



Parcel Number: 3300241009

FILE DESCRIPTION
Holmes County Map Office
4/19/2023