

Description 1.115 acre parcel

Being a part of the southeast quarter of Section 7, T-9 N, R-5 W, Berlin Township, Holmes County, Ohio, also known as part of the lands conveyed to Monroe Troyer and Elsie Troyer in Official Record vol. 290 page 3570, PN 01-00468.014.

Described as follows:

Commencing at a R.R. spike found in C.R. 168 marking the northwest corner of the southeast quarter of Section 7, thence S 89 degrees 01' 44" E 1036.02 feet along the quarter section line and along C.R. 168 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 04 degrees 07' 03" W 28.52 feet.

thence with the following FOUR (4) COURSES:

- 1) S 89 degrees 01' 44" E 90.00 feet along the quarter section line and along C.R. 168 to a point, witnessed by an iron pin set S 00 degrees 58' 16" W 25.00 feet;
- 2) S 00 degrees 58' 16" W 469.33 feet through the lands of said Troyer to an iron pin set;
- 3) S 88 degrees 44' 26" W 116.14 feet through the lands of said Troyer to a 5/8 inch rebar found;
- 4) N 04 degrees 07' 03" E 474.57 feet along Nelson M. Miller and Mary D. Miler's (O.R. 262 page 3097 and O.R. 210 page 2463) east line to the TRUE POINT OF BEGINNING.

This parcel contains 1.115 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 Surveying".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5877 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
June 16, 2026

Donald C. Baker

P.S. 6938



PPN: 0100468015

FILE DESCRIPTION

Holmes County Map Office
7/23/2026