

Description 0.497 acre parcel

Situated in the Village of Millersburg, and being a part of the southwest quarter of Section 11, Hardy Township, T-9 N, R-7 W, Holmes County, Ohio, also known as a part of the lands conveyed to Quentin Troyer in Official Record vol. 292 page 6559, PN 0700737000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of Lot 824 of Lakeview Allotment (P.V. 2 page 38), thence S 14 degrees 43' 02" W 816.68 feet along Reuben Schlabach and Sara Etta Schlabach's (O.R. vol. 273 page 3815) west line and along Spring Mtn. Holding LLC's (O.R. 275 page 474, PN 0701687000) west line and along Family Properties, Ltd.'s (O.R. 187 page 371) west line to a 5/8 inch rebar found, thence N 73 degrees 45' 03" W 125.04 feet along said Family Properties, Ltd.'s north line to a R.R. spike found, thence N 73 degrees 43' 46" W 372.15 feet partly along The Village of Millersburg (O.R. vol. 14 page 501) and Kombian Gbaruk and Benedicta Gbaruk's (O.R. 282 page 5678) north line and along East Jackson Street Ext. to a mag nail set, thence S 89 degrees 16' 11" W 27.02 feet along said Gbaruk's north line and along East Jackson Street Ext. to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 17 degrees 43' 27" E 10.00 feet.

thence with the following EIGHT (8) COURSES:

- 1) S 89 degrees 16' 11" W 27.62 feet along said Gbaruk's north line and along East Jackson Street Ext. to a point, witnessed by an iron pin set N 03 degrees 20' 27" E 15.05 feet;
- 2) N 03 degrees 20' 27" E 155.91 feet along Magna Ram, Ltd.'s (O.R. 261 page 338) east line to a 5/8 inch rebar found;
- 3) N 01 degree 28' 38" E 136.95 feet partly along said Magna Ram, Ltd. and Gregory L. Conner's (D.V. 278 page 641 and O.R. 253 page 2450) east line to a 5/8 inch rebar found on Glenwood I. Limited Partnership's (O.R. 202 page 3010) south line;
- 4) S 87 degrees 21' 03" E 22.00 feet along said Glenwood I. Limited Partnership's south line to a 1 1/2 inch pinchtap found;
- 5) N 03 degrees 29' 59" E 53.38 feet along said Glenwood I. Limited Partnership's east line to a 1/2 pinchtap found;

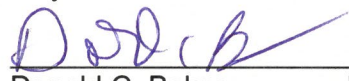
- 6) N 89 degrees 31' 17" E 59.68 feet along Glenwood I. Limited Partnership's (O.R. 202 page 3006) south line to an iron pin set;
- 7) S 01 degree 28' 38" W 137.34 feet through the lands of said Troyer to an iron pin set;
- 8) S 17 degrees 43' 27" W 218.01 feet through the lands of said Troyer to the TRUE POINT OF BEGINNING.

This parcel contains 0.497 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 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 5881 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
May 21, 2026



Donald C. Baker

P.S. 6938



Parcel Number: 0700737002

FILE DESCRIPTION

Holmes County Map Office

7/29/2026