

Description 0.218 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 0700739000 and PN 0700738000.

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 320.15 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 R.R. spike found the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 73 degrees 43' 46" W 52.00 feet along said Gbaruk's north line and along East Jackson Street Ext. to a mag nail set;
- 2) N 17 degrees 43' 09" E 183.00 feet through the lands of said Troyer to an iron pin set;
- 3) S 73 degree 43' 44" E 52.02 feet through the lands of said Troyer to an iron pin set on Scott A. Lowe, Trustee's (O.R. 288 page 2367) west line;
- 4) S 17 degrees 43' 27" W 183.00 feet along said Lowe's west line to the TRUE POINT OF BEGINNING.

This parcel contains 0.218 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: 0700739001

FILE DESCRIPTION

Holmes County Map Office

7/29/2026