

Description 6.404 acre parcel

Being a part of the northeast quarter of Section 30, T-15 N, R-11 W, Paint Township, Holmes County, Ohio, also known as part of the lands conveyed to Abe N. Troyer and Mattie Troyer in Deed vol. 263 page 472 and O.R. 219 page 395, PN 1500323000 and PN 1500586001.

Described as follows:

Commencing at a 1/2 inch rebar found in T.R. 656 marking the southeast corner of the northeast quarter of Section 30, thence S 89 degrees 04' 38" W 301.64 feet along the quarter section line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FIFTEEN (15) COURSES:

- 1) S 89 degrees 04' 38" W 272.57 feet along the quarter section line to a 3/4 inch rebar found;
- 2) N 57 degrees 25' 26" W 425.59 feet along Wayne D. Miller and Mary D. Miller's (O.R. 219 page 398) east line to an iron pin set;
- 3) S 42 degrees 32' 08" W 50.54 feet along said Miller's east line to a 5/8 inch rebar found;
- 4) N 49 degrees 48' 12" W 375.36 feet along said Miller's east line to a point in S.R. 241, witnessed by a iron pin set S 49 degrees 48' 12" E 18.48 feet;
- 5) N 50 degrees 57' 56" E 345.30 feet along S.R. 241 and along Aaron H. Miller and Miriam J. Miller's (O.R. 50 page 910) south line to a point, witnessed by an iron pin set S 40 degrees 12' 59" E 32.18 feet;
- 6) S 40 degrees 12' 59" E 90.00 feet through the lands of said Troyer to an iron pin set;
- 7) N 51 degrees 03' 41" E 75.00 feet through the lands of said Troyer to an iron pin set;
- 8) N 40 degrees 12' 58" W 90.00 feet through the lands of said Troyer to a point in S.R. 241 and on Orris N. Troyer and Esther E. Troyer's (O.R. 273 page 7114) south line, witnessed by an iron pin set S 40 degrees 12' 58" E 34.37 feet;
- 9) N 51 degrees 04' 20" E 129.71 feet along S.R. 241 and along said Orris N. Troyer and Esther E. Troyer's south line to a point, witnessed by a 5/8 inch rebar found S 26 degrees 33' 47" E 41.03 feet;
- 10) S 26 degrees 33' 47" E 243.89 feet along Abraham Troyer, Jr. and Mariann M. Troyer's (O.R. 286 page 6029) west line to a 5/8 inch rebar found;
- 11) S 14 degrees 25' 34" W 313.12 feet along said Abraham Troyer, Jr. and Mariann M. Troyer's west line to a 5/8 inch rebar found;
- 12) S 85 degrees 25' 15" E 117.37 feet along said Abraham Troyer, Jr. and Mariann M. Troyer's south line to a 5/8 inch rebar found;

- 13) N 80 degrees 23' 28" E 136.66 feet along said Abraham Troyer, Jr. and Mariann M. Troyer's south line to a 5/8 inch rebar found;
- 14) N 73 degrees 40' 50" E 154.91 feet along said Abraham Troyer, Jr. and Mariann M. Troyer's south line to a 5/8 inch rebar found on Atlee I. Coblentz, Aden I. Coblentz, Jonas I. Coblentz and Noah I. Coblentz's (O.R. 294 page 5483) west line;
- 15) S 16 degrees 38' 50" E 325.08 feet along said Coblentz and Atlee I. Coblentz's (O.R. 259 page 4474) west line to the TRUE POINT OF BEGINNING.

This parcel contains 6.404 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 5934 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
April 7, 2026



Donald C. Baker P.S. 6938



PPN: 1500323004

FILE DESCRIPTION

Holmes County Map Office

9/23/2026