

Description 92.003 acre parcel

Being part of the northeast quarter of Section 10, T-8 N, R-5 W, Clark Township, Holmes County, Ohio, also known as part of the lands conveyed to Vernon M. Hershberger and Cindy Hershberger in Official Record vol. 72 page 647, PN 0200647000, PN 0200646000, PN 0200646003, PN 0200646002, and PN 0200648000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northeast corner of the northeast quarter of Section 10, thence N 88 degrees 44' 22" W 400.12 feet along the section line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following NINETEEN (19) COURSES:

- 1) S 00 degrees 54' 30" W 557.55 feet along the west line of Lot 1 of Dusty Trail Subdivision (Plat vol. 2 page 352) and along Wayne R. Troyer and Diana L. Troyer's (O.R. 123 page 802) west line to a 5/8 inch rebar found;
- 2) S 01 degree 56' 21" W 813.02 feet along Jeremy D. Martin and Michaela B. Martin's (O.R. 278 page 713) west line to a point in the center of C.R. 70, witnessed by an iron pin set N 01 degree 56' 21" E 28.76 feet;
- 3) S 85 degrees 15' 52" E 208.05 feet along the centerline of C.R. 70 to a point, witnessed by a 3/4 inch rod found S 00 degrees 38' 52" E 20.16 feet;
- 4) S 00 degrees 38' 52" E 157.70 feet along Church at the Barn, Inc.'s (O.R. 267 page 5150) west line to a 3/4 inch rod found;
- 5) S 86 degrees 27' 15" E 192.25 feet along said Church at the Barn, Inc.'s south line to a 5/8 inch rebar found on the section line;
- 6) S 01 degree 19' 22" W 449.30 feet along the section line to a 5/8 inch rebar found;
- 7) N 89 degrees 41' 27" W 191.29 feet along the north line of Lot 1 of Clark Township Subdivision No. 13 (Plat vol. 19 page 5255) and along Bertha Yoder's (O.R. 288 page 3806) north line to a 5/8 inch rebar found;
- 8) S 13 degrees 30' 17" E 225.00 feet along the west line of Lot 1 of said Clark Township Subdivision No. 13 and along said Yoder's west line to a 5/8 inch rebar found;
- 9) S 86 degrees 55' 01" E 133.74 feet along the south line of Lot 1 of said Clark Township Subdivision No. 13 and along said Yoder's south line to a 5/8 inch rebar found on the section line;
- 10) S 01 degree 19' 22" W 121.76 feet along the section line to an iron pin set;
- 11) N 88 degrees 24' 28" W 1991.02 feet along Marvin E. Schmucker and Esther N. Schmucker's (O.R. 284 page 6757) north line and along Andy E. Yoder and Miriam Yoder's (O.R. 202 page 153) north line to a point in a ditch, witnessed by an iron pin set S 88 degrees 24' 28" E 12.65 feet;
- 12) N 01 degree 37' 45" E 2332.97 feet along Mary R. Beachy (O.R. 243 page 1857), Paul E. Kline and Rhoda J. Kline (O.R. 259 page 1567), Menno H. Yoder and Mary M. Yoder (O.R. 277 page 2125), and Caleb A. Yoder and Rhoda L. Yoder's (O.R. 288 page 6551) east line to an iron pin set on the section line, witnessed by an iron pin set S 88 degrees 44' 22" E 25.52 feet;
- 13) S 88 degrees 44' 22" E 630.93 feet along the section line to a 5/8 inch rebar found;
- 14) S 40 degrees 35' 57" W 119.78 feet along the west line of Lot 1 of REE Subdivision (Plat vol. 19 page 3207) and along Reuben E. Erb and Lydia A. Erb's (O.R. 260 page 946) west line to a 5/8 inch rebar found;
- 15) S 07 degrees 34' 57" W 172.33 feet along the west line of Lot 1 of said REE Subdivision and along said Erb's west line to a 5/8 inch rebar found;
- 16) S 82 degrees 25' 03" E 50.00 feet along the south line of Lot 1 of said REE Subdivision and along said Erb's south line to a 5/8 inch rebar found;

- 17) N 07 degrees 34' 57" E 157.51 feet along the east line of Lot 1 of said REE Subdivision and along said Erb's east line to a 5/8 inch rebar found;
- 18) N 40 degrees 35' 57" E 145.94 feet along the east line of Lot 1 of said REE Subdivision and along said Erb's east line to a 5/8 inch rebar found on the section line;
- 19) S 88 degrees 44' 22" E 882.45 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 92.003 acres, but subject to all highways and easements of record.

This parcel is subject to an existing 50 foot easement recorded in Plat vol. 19 page 3207.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 2, page 666 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
September 16, 2024



Donald C. Baker P.S. 6938



PPN: 0200647002

FILE DESCRIPTION
Holmes County Map Office
10/24/2024