

Description 0.175 acre parcel

Being part of Tract 1 of Spring Hill Subdivision (Plat vol. 2 page 165), situated in Lot 35, Third Quarter, T-10 N, R-4 W, Paint Township, Holmes County, Ohio, also known as part of the lands conveyed to Duane D. Yoder and Esther A. Yoder in Official Record vol. 249 page 3753, PN 1500911000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northeast corner of Lot 35, thence N 88 degrees 26' 04" W 1155.96 feet along the lot line to a point, thence S 06 degrees 57' 56" W 276.51 feet along John A. Hershberger and Regina D. Hershberger's (O.R. 179 page 3087, PN 1500014001) east line to a point the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 69 degrees 07' 57" E 25.78 feet along said Yoder's (PN 1500014000) south line to an iron pin set;
- 2) S 15 degrees 44' 07" W 349.95 feet through the lands of said Yoder (PN 1500911000) to an iron pin set on the north line of T.R. 664 and on Spring Hill Estates' (D.V. 197 page 69) north line;
- 3) N 59 degrees 20' 20" W 36.18 feet along the north line of T.R. 664 and along said Spring Hill Estates' north line to a point;
- 4) N 17 degrees 53' 13" E 247.24 feet along said Hershberger's (PN 1500911001) east line to the TRUE POINT OF BEGINNING.

This parcel contains 0.175 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 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83 (2011 adjustment).

See Holmes County Plat Book 19, page 5131 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
June 7, 2022

Donald C. Baker P.S. 6938



Parcel Number: 1500911002

FILE DESCRIPTION
Holmes County Map Office
10/25/2023