

Description 2.965 acre parcel

Being part of the northeast quarter of Fractional Section 13, T-13 N, R-13 W, Prairie Township, Holmes County, Ohio, also known as part of the lands conveyed to Ivan Hershberger in Official Record vol. 284 page 1404, PN 1700517006.

Described as follows:

Commencing at a 5/8 inch rebar found on the Salt Creek Township line marking the northeast corner of the northeast quarter of Fractional Section 13, thence S 89 degrees 26' 50" W 763.93 feet along the section line to a 5/8 inch rebar found in T.R. 572, thence S 03 degrees 10' 02" E 282.49 feet along Nelson J. Schlabach and Verna R. Schlabach's (O.R. 278 page 4036) east line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES:

- 1) S 03 degrees 10' 02" E 20.73 feet along Dennis J. Beachy and Lorianne W. Beachy's (O.R. 284 page 1408) west line to a 5/8 inch rebar found;
- 2) S 16 degrees 10' 26" W 103.77 feet along said Beachy's west line to a 5/8 inch rebar found;
- 3) S 02 degrees 22' 08" E 119.87 feet along said Beachy's west line to an iron pin set;
- 4) N 72 degrees 23' 32" W 739.37 feet through the lands of said Hershberger to an iron pin set;
- 5) N 41 degrees 31' 10" W 101.36 feet through the lands of said Hershberger to an iron pin set;
- 6) N 11 degrees 08' 40" W 40.22 feet through the lands of said Hershberger to a 5/8 inch rebar found;
- 7) S 82 degrees 58' 32" E 808.57 feet along said Schlabach's south line to the TRUE POINT OF BEGINNING.

This parcel contains 2.965 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 Surveying LLC".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5008 for survey.

This survey made and description prepared by Aaron L. Gerber, P.S. 8379.

January 12, 2023

Revised April 25, 2023

Aaron L. Gerber

P.S. 8379



Parcel Number: 1700517008

FILE DESCRIPTION

Holmes County Map Office

5/31/2023