

Description 2.301 acre parcel

Being part of the northwest quarter of Section 12, T-8 N, R-5 W, Clark Township, Holmes County, Ohio, also known as part of the lands conveyed to Ivan R. Hershberger and Betty A. Hershberger in Official Record 233 page 760, PN 0200147000.

Described as follows:

Commencing at a stone found marking the southwest corner of the northwest quarter of Section 12, thence S 88 degrees 49' 51" E 47.20 feet along the quarter section line to a point, thence N 16 degrees 13' 20" E 240.40 feet along John A. Raber and Ruth Raber's (O.R. 150 page 641, O.R. 152 page 214 and O.R. 227 page 2449) east line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 16 degrees 13' 20" E 669.69 feet along said Raber's east line to an iron pin set;
- 2) S 21 degrees 00' 31" E 142.00 feet through the lands of said Hershberger to an iron pin set;
- 3) S 04 degrees 22' 03" E 517.63 feet through the lands of said Hershberger to an iron pin set on the north line of Lot 1 of Paradise Lane Subdivision (P. 19 page 2511) and on Mryon R. Miller and Elizabeth A. Miller's (O.R. 249 page 2611) north line;
- 4) N 88 degrees 49' 51" W 277.47 feet along the north line of Lot 1 of said Paradise Lane Subdivision and along said Miller's north line to the TRUE POINT OF BEGINNING.

This parcel contains 2.301 acres, but subject to all 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 5914 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
December 16, 2025


Donald C. Baker P.S. 6938



PPN: 0200147009