

Description 3.000 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 northwest corner of the northwest quarter of Section 12, thence S 01 degree 13' 04" W 1069.49 feet along the section line to a 5/8 inch rebar found, thence S 79 degrees 22' 49" E 214.02 feet along James N. Stutzman and Linda J. Stutzman's (O.R. 234 page 2608) north line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following EIGHT (8) COURSES:

- 1) N 01 degree 13' 04" E 317.47 feet through the lands of said Hershberger to an iron pin set;
- 2) S 88 degrees 46' 56" E 264.58 feet through the lands of said Hershberger to an iron pin set;
- 3) S 42 degrees 05' 41" E 486.70 feet through the lands of said Hershberger to an iron pin set on Ben R. Hershberger and Rosanna Hershberger's (O.R. 249 page 1674) north line;
- 4) S 87 degrees 18' 19" W 70.00 feet along said Ben R. Hershberger and Rosanna Hershberger's north line to a 5/8 inch rebar found;
- 5) N 85 degrees 26' 19" W 107.27 feet along said Ben R. Hershberger and Rosanna Hershberger's north line to a 5/8 inch rebar found;
- 6) N 61 degrees 47' 45" W 67.30 feet along said Ben R. Hershberger and Rosanna Hershberger's north line to a 5/8 inch rebar found;
- 7) N 44 degrees 44' 19" W 73.02 feet along said Ben R. Hershberger and Rosanna Hershberger's north line to a 5/8 inch rebar found;
- 8) S 82 degrees 43' 51" W 312.48 feet along said Ben R. Hershberger and Rosanna Hershberger and Ivan E. Yoder and Miriam Yoder's (O.R. 244 page 2400) north line to the TRUE POINT OF BEGINNING.

This parcel contains 3.000 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 5915 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
December 12, 2025



Donald C. Baker

P.S. 6938



PPN: 0200147012

FILE DESCRIPTION

Holmes County Map Office
9/1/2026