



LEGAL DESCRIPTION
0.145 Acres

Situated in the Northeast Quarter of Section 12, T-8 North, R-5 West, United States Military District,
Unincorporated Village of Farmerstown, Township of Clark, County of Holmes, State of Ohio.

Being portions of Cherry Alley, Jackson Alley and Washington Alley, as described in Resolution 04-06-25, dated June 9th, 2025, and shown on the Plat of Farmersville, recorded in Deed Volume 1, Page 188, of the Holmes County Recorder's office in Millersburg, Ohio, and is described as follows:

Beginning at a capped pin set at the northwest corner of Lot 20, as shown on said Plat of Farmersville, and being at the intersection of the northeast line of Cherry Alley, a 16.5 feet wide alley, and the intersection of the southeast line of Main Street, 66 feet wide, and known as State Route 557;

Thence, with the following NINE boundary calls:

1. South 43° 33' 48" East, 198.00 feet, along the northeast line of said Cherry Alley and the southwest line of said Lot 20, to a capped pin set, at the intersection of the northeast line of Cherry Alley and the northwest line of Jackson Alley, a 16.5 feet wide alley, as shown said Plat of Farmersville;

2. North 46° 28' 16" East, 148.35 feet, along the northwest line of said Jackson Alley, along the southeast lines of said Lot 20, Lot 21, and Lot 22, to a capped pin set at the southeast corner of Lot 22, and being at the intersection of said northwest line of Jackson Alley and the southwest line of Washington Alley, a 16.5 feet wide alley, as shown said Plat of Farmersville;

3. North 43° 33' 48" West, 198.00 feet, along the southwest line of said Washington Alley and the northeast line of said Lot 22, to a MagNail set, at the northeast corner of Lot 22, and being at the intersection of the southwest line of said Washington Alley, and the intersection of the southeast line of aforementioned Main Street – witnessed by a capped pin set, South 43° 33' 48" East, 12.00 feet;

4. North 46° 28' 16" East, 16.50 feet, along the southeast line of said Main Street, to a MagNail set, at the northwest corner of a Lot 23 as originally platted, and being a portion of lands heretofore conveyed to Dwight D. Hershberger and Sherry A. Hershberger as described in Official Record Volume 240, Page 1856, and being at the intersection of the northeast line of Washington Alley and the southeast line of said Main Street, as shown said Plat of Farmersville – witnessed by a capped pin set, South 43° 33' 48" East, 12.00 feet;

5. South 43° 33' 48" East, 198.00 feet, along a southwest line of said Hershberger and the northeast line of said Washington Alley, to a 1/2 inch diameter iron pipe found, at the southwest corner thereof, and being at the intersection of the northeast line of said Washington Alley and the northwest line of aforementioned Jackson Alley, as shown said Plat of Farmersville;

6. South 43° 31' 44" East, 8.25 feet, with a new made line partitioning the lands of Holmes County Commissioners, to a capped pin set;

7. South 46° 28' 16" West, 173.10 feet, with a new made line partitioning the lands of Holmes County Commissioners, to a capped pin set;

8. North 43° 33' 48" West, 206.25 feet, with a new made line partitioning the lands of Holmes County Commissioners, to a capped pin set on the southeast line of aforementioned Main Street;

9. North 46° 28' 16" East, 8.25 feet, along the southeast line of said Main Street, to the **Point of Beginning**;

Containing 0.145 acres, more or less, and being subject to all legal highways, conditions, leases, restrictions, covenants, servitudes and easements of record.

The bearings herein are relative to grid North of the Ohio State Plane Coordinate System, 3401 North Zone, NAD 83 Geodetic Datum and are to be used for angular determination only. Distances herein are ground distances reported in U.S. Survey feet.

This description is based upon a field survey completed on 07-03-2025, and certified on 07-14-2025, by Redbird Land Surveying under the direct supervision of Kenneth J. Marhoffer as responsible in charge, Ohio Registered Surveyor Number 8805 and exceeds the requirements set forth in O.A.C 4733-37 established by the State of Ohio. All capped pins set are 30 inches long, 5/8 inch diameter, iron rebar with a lime green plastic identification cap marked, REDBIRD PS-8805, and all MagNails set are 2-1/2 inches long, 1/4 inch diameter, steel spikes with 1-7/8 inch diameter iron shiners marked REDBIRD PS-8805.

See filed survey made in conjunction with and considered an integral part of this description.

See Holmes County Plat Book 19, Page 5650 for survey.


Prepared by: Kenneth J. Marhoffer, P.S. 8805



PPN: 0201035000

FILE DESCRIPTION
Holmes County Map Office
9/24/2025

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