

Description 2.331 acre parcel

Situated in the Village of Baltic and being part of the southwest quarter of Section 25, T-8 N, R-4 W, Clark Township, Holmes County, Ohio, also known as part of the lands conveyed to Eli J. Hershberger and Clara J. Hershberger in O.R. 197 page 420, PN 0400006000.

Described as follows:

Commencing at a stone found on the Tuscarawas County line marking the southeast corner of the southwest quarter of Section 25, thence N 88 degree 51' 54" W 1481.86 feet along the section line and along the Tuscarawas County line to an angle iron found, thence N 03 degrees 45' 51" W 245.90 feet along Marway Holdings, LLC's (O.R. 278 page 6521) east line to a mine rail found, thence S 89 degrees 08' 35" E 348.43 feet along Baltic Minerals' (D.V. 204 page 613 and D.V. 258 page 962) south line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

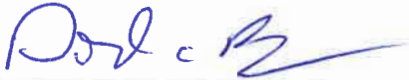
thence with the following SIX (6) COURSES:

- 1) N 14 degrees 37' 36" E 341.80 feet along said Baltic Minerals' east line to a 5/8 inch rebar found on 130 Buena Vista Street, LLC's (O.R. 187 page 3307) south line;
- 2) N 89 degrees 28' 19" E 281.80 feet along said 130 Buena Vista Street, LLC's south line to a point in the center of C.R. 575, witnessed by a 5/8 inch rebar found S 89 degrees 28' 19" W 28.10 feet;
- 3) S 11 degrees 27' 51" W 11.65 feet along the centerline of C.R. 575 to a point;
- 4) S 14 degrees 28' 29" W 392.71 feet along the centerline of C.R. 575 to a point, witnessed by an iron pin set N 75 degrees 36' 50" W 30.00 feet;
- 5) N 75 degrees 36' 50" W 82.55 feet through the lands of said Hershberger to an iron pin set;
- 6) N 78 degrees 36' 02" W 191.44 feet through the lands of said Hershberger to the TRUE POINT OF BEGINNING.

This parcel contains 2.331 acres, but subject to all highways and easements of record.

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 5663 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
September 16, 2025


Donald C. Baker P.S. 6938



Parcel Number: 0400006002

FILE DESCRIPTION
Holmes County Map Office
10/9/2025