

Description 5.796 acre parcel

Being part of the southeast quarter of Section 17, T-9 N, R-6 W, Hardy Township, Holmes County, Ohio, also known as lands conveyed to Marvin A. Yoder and Judith A. Yoder in O.R. 285 page 2278, PN 0600275000.

Described as follows:

Commencing at a stone found on the Berlin Township line, marking the northeast corner of the southeast quarter of Section 17, thence S 00 degrees 48' 59" W 282.38 feet along the Berlin Township line and along the section line to a point the TRUE POINT OF BEGINNING, witnessed by a 1/2 inch pipe found S 50 degrees 10' 08" W 1.77 feet.

thence with the following SIX (6) COURSES:

- 1) S 00 degrees 48' 59" W 439.62 feet along the Berlin Township line and along the section line to a point in T.R. 310, witnessed by a 5/8 inch rebar found N 00 degrees 48' 59" E 45.00 feet;
- 2) S 49 degrees 30' 07" W 465.36 feet along T.R. 310 and along Martha S. Mast, Trustee (O.R. 46 page 86) and Jolan Albert Yoder and Monica Sue Yoder's (O.R. 263 page 749) north line to point;
- 3) S 83 degrees 11' 51" W 260.00 feet along T.R. 310 and along said Jolan Albert Yoder and Monica Sue Yoder's north line to a point, witnessed by an iron pin set N 04 degrees 34' 23" E 22.44 feet;
- 4) N 04 degrees 34' 23" E 352.59 feet along Firman A. Hershberger and Susan A. Hershberger's (O.R. 183 page 1270) east line to a 1/2 inch pipe found;
- 5) N 61 degrees 34' 13" E 276.42 feet along said Hershberger's south line to a 1/2 inch pipe found;
- 6) N 50 degrees 10' 08" E 452.00 feet along said Hershberger's south line to the TRUE POINT OF BEGINNING.

This parcel contains 5.796 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 5706 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: 0600275001

FILE DESCRIPTION

Holmes County Map Office

11/21/2025