

Description 11.921 acre parcel

Being part of the southwest quarter of Section 31, T-15 N, R-11 W, Paint Township, Holmes County, Ohio, also known as part of the lands conveyed to Andy R. Hershberger and Elizabeth E. Hershberger in Deed volume 260 page 395, PN 1500120000.

Described as follows:

Commencing at a 5/8 inch rebar found on the Salt Creek Township line and in T.R. 652 marking the northwest corner of the southwest quarter of Section 31, thence S 00 degrees 42' 19" E 286.39 feet along the Salt Creek Township line and along the section line and along T.R. 652 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 89 degrees 51' 46" E 13.68 feet.

thence with the following FOUR (4) COURSES:

- 1) N 89 degrees 51' 46" E 1011.36 feet partly along Joseph J. Hershberger and Erma A. Hershberger's (O.R. 254 page 4600) south line and partly through the lands of said Andy R. Hershberger and Elizabeth E. Hershberger to an iron pin set on the west line of Lot 2 of Breezy Ridge Subdivision Replat No. 1 (P. 19 page 4726) and on Jonathan Yoder and Amy A. Yoder's (O.R. 282 page 699) west line;
- 2) S 00 degrees 19' 57" E 508.97 feet partly along the west line of Lot 2 of said Breezy Ridge Subdivision Replat No. 1 and partly along said Yoder's west line and partly along Aaron A. Hershberger and Edna R. Hershberger's (O.R. 5 page 205) west line to a 5/8 inch rebar found;
- 3) S 89 degrees 15' 23" W 1008.00 feet along said Aaron A. Hershberger and Edna R. Hershberger and Allen D. Troyer and Carrie S. Troyer's (O.R. 216 page 3054) north line to a point on the Salt Creek Township line and on the section line and in T.R. 652, witnessed by a 5/8 inch rebar found N 89 degrees 15' 23" E 8.80 feet;
- 4) N 00 degrees 42' 19" W 519.66 feet along the Salt Creek Township line and along the section line and along T.R. 652 to the TRUE POINT OF BEGINNING.

This parcel contains 11.921 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 5746 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
December 15, 2025


Donald C. Baker P.S. 6938



Parcel Number: 1500120005

FILE DESCRIPTION

Holmes County Map Office
1/21/2026