

Description 15.994 acre parcel

Being part of the southwest and northwest quarters 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 southwest corner of the northwest quarter of Section 31 the TRUE POINT OF BEGINNING.

thence with the following ELEVEN (11) COURSES:

- 1) N 00 degrees 31' 48" W 510.39 feet along the Salt Creek Township line and along the section line and along T.R. 652 to a point, witnessed by an iron pin set N 89 degrees 20' 49" E 14.78 feet;
- 2) N 89 degrees 20' 49" E 180.00 feet along Board of Education of Dublin Private School's (D.V. 132 page 215) south line to an iron pin set;
- 3) N 00 degrees 31' 48" W 180.00 feet along said School's east line to an iron pin set on Daniel J. Yoder and Katie M. Yoder's (O.R. 285 page 2044) south line;
- 4) N 89 degrees 20' 49" E 835.61 feet along said Yoder's south line to a 5/8 inch rebar found;
- 5) S 00 degrees 19' 57" E 310.95 feet along the west line of Lot 2 of Breezy Ridge Subdivision Replat No. 1 (P. 19 page 4726) and along Jonathan Yoder and Amy A. Yoder's (O.R. 282 page 699) west line to an iron pin set;
- 6) S 89 degrees 40' 03" W 75.00 feet along the westerly line of Lot 2 of said Breezy Ridge Subdivision Replat No. 1 and along said Jonathan Yoder and Amy A. Yoder's westerly line to a 5/8 inch rebar found;
- 7) S 00 degrees 19' 57" E 170.00 feet along the west line of Lot 2 of said Breezy Ridge Subdivision Replat No. 1 and along said Jonathan Yoder and Amy A. Yoder's west line to a 5/8 inch rebar found;
- 8) N 89 degrees 40' 03" E 75.00 feet along the westerly line of Lot 2 of said Breezy Ridge Subdivision Replat No. 1 and along said Jonathan Yoder and Amy A. Yoder's westerly line to a 5/8 inch rebar found;
- 9) S 00 degrees 19' 57" E 254.96 feet (passing into the southwest quarter of Section 31) along the west line of said Lot 2 of Breezy Ridge Subdivision Replat No. 1 and along said Jonathan Yoder and Amy A. Yoder's west line to an iron pin set;
- 10) S 89 degrees 51' 46" W 1012.99 feet partly through the lands of said Andy R. Hershberger and Elizabeth E. Hershberger and partly along Joseph J. Hershberger and Erma A. Hershberger (O.R. 254 page 4600) 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 51' 46" E 12.88 feet;

11) N 00 degrees 42' 19" W 36.39 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 15.994 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: 1500120006

**FILE DESCRIPTION**

Holmes County Map Office

1/21/2026