

Description 0.554 acre parcel

Being part of Lots 7 and 8 of the Fourth Quarter, T-10 N, R-7 W, Prairie Township, Holmes County, Ohio, also known part of the lands conveyed to Lavern L. Hershberger and Betty L. Hershberger in Official Record 227 page 636, PN 1700102000.

Described as follows:

Commencing at a 5/8 inch rebar found on the Greenville Treaty Line marking the northwest corner of Lot 6, thence N 81 degrees 09' 46" E 215.81 feet along the lot line and along the Greenville Treaty Line to a point, thence S 14 degrees 56' 48" E 566.52 feet (passing into Lot 8) along said Hershberger's (PN 1700102000) west line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES:


- 1) N 86 degrees 42' 41" E 313.30 feet (passing into Lot 7) through the lands of said Hershberger to a 5/8 inch rebar found;
- 2) S 34 degrees 50' 21" W 124.16 feet (passing into Lot 8) along said Hershberger's (PN 1700026001) north line to a 5/8 inch rebar found;
- 3) N 88 degrees 30' 33" W 178.06 feet along said Hershberger's (PN 1700026001) north line to a 5/8 inch rebar found;
- 4) S 75 degrees 10' 24" W 41.24 feet along said Hershberger's (PN 1700026001) north line to a 5/8 inch rebar found;
- 5) N 14 degrees 56' 48" W 93.00 feet along said Hershberger's (O.R. vol. 270 page 2457) east line to the TRUE POINT OF BEGINNING.

This parcel contains 0.554 acres, but subject to all easements of record. Containing 0.014 acres in Lot 7 and 0.540 acres in Lot 8. To go to adjoiner.

The above described 0.554 acre parcel is subject to and has the right to use an existing 50' easement recorded in Plat 18 page 231. Subject to Private Road 577.

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 5784 for survey. This survey made and description prepared by Donald C. Baker, P.S. 6938. September 16, 2025


Donald C. Baker P.S. 6938



PPN: 1700102001

FILE DESCRIPTION
Holmes County Map Office
3/12/2026