

Description 45.326 acre parcel

Being a part of the northwest quarter of Section 17, T-8 N, R-9 W, Richland Township, Holmes County, Ohio, also known as lands conveyed to Freedom Acres, LLC in Official Record vol. 195 page 1527, PN 2000065000.

Described as follows:

Beginning at a 5/8 inch rebar found marking the northeast corner of the northwest quarter of Section 17 the TRUE POINT OF BEGINNING.

thence with the following EIGHT (8) COURSES:

- 1) S 01 degree 21' 33" W 2003.44 feet along the quarter section line to a 5/8 inch rebar found;
- 2) N 88 degrees 10' 23" W 1347.05 feet along Paula C. Giulitto's (O.R. 200 page 698 and O.R. 264 page 6932) north line to a 5/8 inch rebar found on David J. Hershberger and Roseann R. Hershberger's (O.R. 289 page 6289) east line;
- 3) N 01 degree 51' 12" E 1106.11 feet along said Hershberger's east line and partly along T.R. 13 and T.R. 4 to a point, witnessed by a 5/8 inch rebar found S 88 degrees 08' 48" E 23.61 feet;
- 4) S 88 degrees 08' 48" E 834.86 feet along Edwin Hostetler and Amanda Hostetler's (O.R. 294 page 4277) south line to a 5/8 inch rebar found;
- 5) N 01 degree 51' 12" E 849.98 feet along said Hostetler and Tula J. Geog (O.R. 169 page 3136 and O.R. 214 page 2394) and Wayne N. Miller and Lori A. Miller's (O.R. 283 page 5419) east line to a 5/8 inch rebar found;
- 6) N 87 degrees 54' 12" W 834.87 feet along said Miller's north line to a point in the center of T.R. 4, witnessed by a 5/8 inch rebar found S 87 degrees 54' 12" E 15.19 feet;
- 7) N 01 degree 51' 12" E 50.00 feet along the centerline of T.R. 4 to a point on the section line, witnessed by a 5/8 inch rebar found S 87 degrees 54' 12" E 13.36 feet;
- 8) S 87 degrees 54' 12" E 1329.78 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 45.326 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 5861 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
January 14, 2026

Donald C. Baker P.S. 6938



Parcel Number: 2000065009

FILE DESCRIPTION
Holmes County Map Office
6/25/2026