

Description 2.000 acre parcel

Being part of the southeast quarter of Section 10, T-17 N, R-14 W, Ripley Township, Holmes County, Ohio, also known as part of the lands conveyed to Roy E. Hershberger and Anna E. Hershberger in Deed vol. 280 page 502, PN 2300179000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southwest corner of the southeast quarter of Section 10, thence S 89 degrees 17' 30" E 439.70 feet along the section line and partly along T.R. 506 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 03 degrees 00' 42" E 29.24 feet.

thence with the following FOUR (4) COURSES:

- 1) N 03 degrees 00' 42" E 381.24 feet along Nelson A. Yoder and Katie R. Yoder's (O.R. 280 page 2133) east line to a 5/8 inch rebar found;
- 2) S 89 degrees 17' 30" E 217.54 feet through the lands of said Hershberger to an iron pin set;
- 3) S 00 degrees 20' 44" E 381.00 feet through the lands of said Hershberger to a point on the section line and in T.R. 506, witnessed by an iron pin set N 00 degrees 20' 44" W 27.45 feet;
- 4) N 89 degrees 17' 30" W 239.87 feet along the section line and along T.R. 506 to the TRUE POINT OF BEGINNING.

This parcel contains 2.000 acres, but subject to all highways and easements of record. To go to adjoiner.

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 5624 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
May 12, 2025



Aaron L. Gerber P.S. 8379



PPN: 2300179004

FILE DESCRIPTION
Holmes County Map Office
8/25/2025