

Description 72.466 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 all of the lands conveyed to Roy E. Hershberger and Anna E. Hershberger in Deed vol. 280 page 502, PN 2300179000.

Described as follows:

Beginning at a 5/8 inch rebar found marking the southeast corner of the southeast quarter of Section 10 the TRUE POINT OF BEGINNING.

thence with the following ten (10) COURSES:

- 1) N 89 degrees 17' 30" W 1946.89 feet along the section line and along T.R. 506 to a point, witnessed by a 5/8 inch rebar found N 00 degrees 20' 44" W 27.45 feet;
- 2) N 00 degrees 20' 44" W 381.00 feet along Nelson A. Yoder and Katie R. Yoder's (O.R. 293 page 1296) east line to a 5/8 inch rebar found;
- 3) N 89 degrees 17' 30" W 679.57 feet along said Yoder's (and O.R. 280 page 2133) north line to a R.R. spike found on the quarter section line and in T.R. 506, witnessed by an iron pin found S 89 degrees 17' 30" E 14.78 feet;
- 4) N 00 degrees 20' 44" W 955.86 feet along the quarter section line and partly along T.R. 506 to an iron pin set;
- 5) S 89 degrees 22' 36" E 1077.62 feet along Christopher Sprang's (O.R. 267 page 3419) south line to 5/8 inch rebar found;
- 6) S 00 degree 02' 43" W 320.29 feet along John R. Hershberger and Fannie R. Hershberger's (O.R. 266 page 4195) west line to a 5/8 inch rebar found;
- 7) N 89 degrees 23' 12" E 344.20 feet along said Hershberger's south line to a 5/8 inch rebar found in T.R. 518, witnessed by a 5/8 inch rebar found S 89 degrees 23' 12" W 17.83 feet;
- 8) N 00 degrees 02' 46" E 312.86 feet along T.R. 518 and along said Hershberger's east line to a 5/8 inch rebar found, witnessed by a 5/8 inch rebar found S 89 degrees 22' 36" E 26.38 feet;
- 9) S 89 degrees 22' 36" E 1217.58 feet along Christopher A. Sprang's (O.R. 272 page 3128) south line to a 5/8 inch rebar found on the section line;
- 10) S 00 degrees 12' 37" W 1340.60 feet along the section line to the TRUE POINT OF BEGINNING.

This parcel contains 72.466 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 5680 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
September 8, 2025



Donald C. Baker P.S. 6938



PPN: 2300179005

FILE DESCRIPTION

Holmes County Map Office
10/23/2025