

Description 10.774 acre parcel
(Tract B)

Being part of the northeast quarter of Fractional Section 10, T-14 N, R-12 W, Salt Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Isaac E. Hershberger and Marilyn J. Hershberger in Official Record 277 page 1698, PN 3400213001.

Described as follows:

Commencing at a 5/8 inch rebar found in T.R. 605 marking the northwest corner of the northeast quarter of Fractional Section 10, thence N 88 degrees 29' 16" E 1305.85 feet along the section line and along T.R. 605 and S.R. 241 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 01 degree 30' 10" E 44.38 feet.

thence with the following ELEVEN (11) COURSES:

- 1) N 88 degrees 29' 16" E 200.46 feet along the section line and along S.R. 241 to a point;
- 2) S 01 degree 30' 10" E 38.96 feet along Mark J. Mast and Mary E. Mast's (O.R. 286 page 1705) west line to a 5/8 inch rebar found;
- 3) S 11 degrees 57' 33" W 90.83 feet along said Mast's west line to a point;
- 4) S 01 degree 30' 10" E 133.20 feet along said Mast's west line to a 5/8 inch rebar found;
- 5) N 89 degrees 12' 42" E 102.38 feet along said Mast's south line to a point;
- 6) S 83 degrees 31' 42" E 101.72 feet along said Mast's south line to a 5/8 inch rebar found;
- 7) S 71 degrees 34' 51" E 79.69 feet along said Mast's south line to a 5/8 inch rebar found;
- 8) S 23 degrees 10' 54" E 212.59 feet along said Mast's west line to a 5/8 inch rebar found;
- 9) S 11 degrees 56' 07" E 400.00 feet along said Mast's west line to an iron pin set;
- 10) S 64 degrees 46' 31" W 664.45 feet through the lands of said Hershberger to an iron pin set on Joseph I. Mast and Edna Mast's (O.R. 69 page 201) east line;
- 11) N 01 degree 30' 10" W 1161.25 feet along said Joseph I. Mast and Edna Mast and Mervin R. Miller and Elsie Miller's (O.R. 69 page 205) east line to the TRUE POINT OF BEGINNING.

This parcel contains 10.774 acres, but subject to all highways and easements of record. This parcel is subject to a 50 foot common access easement for the purpose of ingress, egress, and general utilities, and further described as follows:

Being part of the northeast quarter of Fractional Section 10, T-14 N, R-12 W, Salt Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Isaac E. Hershberger and Marilyn J. Hershberger in Official Record Vol. 277 page 1698, PN 3400213001.

Commencing at a 5/8 inch rebar found in T.R. 605 marking the northwest corner of the northeast quarter of Fractional Section 10, thence N 88 degrees 29' 16" E 1481.21 feet along the section line and along T.R. 605 and S.R. 241 to a point the TRUE POINT OF BEGINNING.

thence with the following THREE (3) courses along the centerline of a 50 foot common access easement:

- 1) S 03 degrees 05' 46" W 55.04 feet to a point;
- 2) S 88 degrees 28' 57" W 145.95 feet to a point;
- 3) S 01 degree 30' 10" E 1095.39 feet to a point on the south line of the above described 10.774 acre parcel and THERE ENDS.

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 5712 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
March 15, 2025


Donald C. Baker P.S. 6938



PPN: 3400213005

FILE DESCRIPTION
Holmes County Map Office
12/2/2025