

Description 0.940 acre parcel

Being a part of the northwest quarter of Section 7, Berlin Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands conveyed to Richard Kauffman, Steven Kauffman and Frederick (Fritz) Kauffman in Official Record vol. 272 page 6995, PN 0100008000 and PN 010009000.

Described as follows:

Commencing at a 5/8 inch rebar found in C.R. 168 marking the southwest corner of the northwest quarter of Section 7, thence N 00 degrees 18' 38" W 1802.96 feet along the section line and partly along C.R. 77 to a point, thence S 81 degrees 04' 26" E 402.50 feet along East Holmes Local Board of Education's (D.V. 193 page 450) south line to a point, thence N 39 degrees 13' 03" E 38.27 feet along said East Holmes Local Board of Education's east line to a 5/8 inch rebar found, thence S 57 degrees 56' 05" E 4.88 feet along Nelson J. Weaver and Sarah Weaver's (O.R. 207 page 417) south line to a 3/4 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) N 40 degrees 07' 13" E 100.80 feet along said Weaver's east line to a 5/8 inch rebar found;
- 2) S 57 degrees 57' 44" E 403.06 feet along Cephas D. Miller and Amy S. Miller's (O.R. 268 page 1450) south line to a point in the center of U.S. 62, witnessed by a mag nail set N 57 degrees 57' 44" W 28.47 feet;
- 3) S 32 degrees 10' 02" W 100.00 feet along the centerline of U.S. 62 to a point, witnessed by an iron pin set N 57 degrees 56' 05" W 26.25 feet;
- 4) N 57 degrees 56' 05" W 417.01 feet along Timothy N. Beachy and Sue Z. Beachy's (O.R. 269 page 1016) north line and along John I. Weaver and Erma J. Weaver's (O.R. 241 page 1067) north line to the TRUE POINT OF BEGINNING.

This parcel contains 0.940 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 6938". Basis of bearings from Plat vol. 19 page 1394.

See Holmes County Plat Book 19, page 4184 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
August 18, 2020


Donald C. Baker P.S. 6938



Parcel Number: 0100009001

