

Description 3.129 acre parcel – Tract 1

Being a part of Lot 29, Third Quarter, Berlin Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands conveyed to Nelson E. Beachy in Official Record vol. 2 page 488, PN 0100029005.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of Lot 29, thence N 01 degrees 31' 14" E 362.31 feet along the lot line to a point, thence S 80 degrees 12' 09" W 68.05 feet along Levi R. Miller, Martha N. Miller, William L. Miller and Nancy Hershberger's (D.V. 256 page 684 and O.R. 271 page 7450) north line to a 5/8 inch rebar found, thence S 89 degrees 01' 58" W 71.00 feet along said Miller, Miller, Miller and Hershberger's north line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) S 89 degrees 01' 58" W 197.06 feet along said Miller, Miller, Miller and Hershberger's north line to a 5/8 inch rebar found;
- 2) N 08 degrees 43' 24" E 401.07 feet along Leon E. Beachy, Co-Trustee and Clara E. Beachy, Co-Trustee's (O.R. 255 page 3233) east line to a 5/8 inch rebar found;
- 3) N 77 degrees 58' 09" W 109.58 feet along said Leon E. Beachy, Co-Trustee and Clara E. Beachy, Co-Trustee's north line to a 5/8 inch rebar found;
- 4) N 02 degrees 52' 59" E 256.42 feet along said Leon E. Beachy, Co-Trustee and Clara E. Beachy, Co-Trustee's east line to a point in the center of T.R. 368, witnessed by a 5/8 inch rebar found S 02 degrees 52' 59" W 17.38 feet;
- 5) S 79 degrees 40' 30" E 267.89 feet along the centerline of T.R. 368 to a point, witnessed by an iron pin set S 03 degrees 02' 00" W 24.93 feet;
- 6) S 03 degrees 02' 00" W 624.91 feet through the lands of said Nelson E. Beachy to the TRUE POINT OF BEGINNING.

This parcel contains 3.129 acres, but subject to all highways and easements of record. This parcel is subject to an existing 20' access easement recorded in Plat vol. 18 page 608 and an existing 20 foot easement recorded in Plat vol. 17 page 411.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".

Basis of bearings assumed.

See Holmes County Plat Book 19, page 4599 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
June 22, 2021



Donald C. Baker

P.S. 6938



Parcel Number: 0100029010

**FILE DESCRIPTION**

Holmes County Map Office  
1/7/2022