

Description – Lot 1

Being Lot 1 of Berlin Township Subdivision No. 14 recorded in Plat Book 2
Page 657, of the Holmes County Plat Records.

Lot 1 contains 5.535 acres, but is subject to all highways and easements of record.

Berlin Township Subdivision No. 14 is situated in Lot 4, First Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio.

Note: Lot 1 is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

Note: Lot 1 has access by a 50 foot common access easement for the purpose of ingress, egress, and general utilities, and further described as follows:

Being part of Lot 4, First Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to Nelson J. Miller, Susan M. Miller, and Mervin J. Miller in Official Record vol. 284 page 709, and part of the lands conveyed to Jonas R. Troyer and Rebecca Ruth Troyer in Official Record vol. 233 page 946, PN 0100052005 and PN 0100710000.

Commencing at a 5/8 inch rebar found marking the southwest corner of Lot 4, thence S 88 degrees 37' 24" E 722.19 feet along the lot line to a point in a pond, thence N 01 degrees 35' 52" E 318.81 feet along Nathaniel P. Yoder and Ruby G. Yoder's (O.R. 284 page 1545) west line to a 5/8 inch rebar found, thence N 29 degrees 28' 21" E 232.15 feet along said Yoder's west line to a 5/8 inch rebar found, thence N 29 degrees 28' 21" E 227.33 feet along Nelson J. Miller, Susan M. Miller, and Mervin J. Miller's (O.R. 284 page 709) west line to a 5/8 inch rebar found, thence N 06 degrees 02' 16" W 334.13 feet along said Miller's west line to a 5/8 inch rebar found, thence S 89 degrees 12' 38" E 764.10 feet along said Miller's north line to an iron pin set, thence S 00 degrees 14' 52" E 25.005 feet through the lands of said Miller to a point the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES along the centerline of a 50 foot common access easement:

- 1) S 89 degrees 12' 38" E 93.23 feet through the lands of said Miller to a point;
- 2) N 53 degrees 54' 48" E 292.52 feet partly through the lands of said Miller and partly through the lands of said Troyer to a point;
- 3) N 12 degrees 45' 07" E 456.57 feet through the lands of said Troyer to a point;

- 4) S 63 degrees 19' 01" E 102.03 feet through the lands of said Troyer to a point;
- 5) N 26 degrees 40' 59" E 55.00 feet through the lands of said Troyer to a point in the centerline of C.R. 207 and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938".
Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83,
2011 Adjustment.

This survey made and description prepared by Donald C. Baker, P.S. 6938.
March 24, 2023



Donald C. Baker

P.S. 6938



Parcel Number: 0100052008

FILE DESCRIPTION
Holmes County Map Office
3/15/2024

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