

Description 1.736 acre parcel

Being a part of Lot 21, First Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to ETRO Holdings, LLC in Official Record vol. 263 page 3624, PN 0100407000.

Described as follows:

Commencing at point marking the southwest corner of Lot 21, thence N 06 degrees 06' 26" E 86.38 feet along the lot line to a point in the center of U.S. 62 and S.R. 39, thence along a curve to the right having a delta angle of 04 degrees 39' 34", R-5729.58 feet, T-233.10 feet, Ch. Brg.-N 61 degrees 48' 26" E, Ch.-465.81 feet along the centerline of U.S. 62 and S.R. 39 an arc distance of 465.94 feet to a point, thence N 64 degrees 08' 03" E 502.50 feet along the centerline of U.S. 62 and S.R. 39 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 25 degrees 51' 57" W 47.30 feet.

thence with the following EIGHT (8) COURSES:

- 1) N 25 degrees 51' 57" W 61.62 feet along the east line of Lot 1 of Berlin West Subdivision (Plat vol. 17 page 196) and along Berlin Properties Inc.'s (O.R. 164 page 421) east line to a 5/8 inch rebar found;
- 2) N 11 degrees 21' 34" W 27.22 feet along the east line of Lot 1 of said Berlin West Subdivision and along said Berlin Properties Inc.'s east line to a 1/2 inch pipe found;
- 3) N 66 degrees 35' 30" E 81.84 feet along Alvin R. Schlabach's (D.V. 254 page 977) south line to a 1/2 inch rod found;
- 4) N 00 degrees 07' 19" W 221.07 feet partly along said Schlabach's east line and partly through the lands of said ETRO Holdings, LLC to an iron pin set;
- 5) N 86 degrees 40' 49" E 149.69 feet through the lands of said ETRO Holdings, LLC to an iron pin set;
- 6) S 73 degrees 36' 54" E 107.45 feet through the lands of said ETRO Holdings, LLC to an iron pin set;
- 7) S 26 degrees 30' 15" E 153.53 feet through the lands of said ETRO Holdings, LLC to a point in the center of U.S. 62 and S.R. 39, witnessed by an iron pin set N 26 degrees 30' 15" W 44.75 feet;
- 8) S 64 degrees 04' 25" W 404.11 feet along the centerline of U.S. 62 and S.R. 39 to the TRUE POINT OF BEGINNING.

This parcel contains 1.736 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 Deed vol. 257 page 50.

See Holmes County Plat Book 19, page 4150 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
June 12, 2020



Donald C. Baker                      P.S. 6938



Parcel Number: 0100407001

**FILE DESCRIPTION**  
Holmes County Map Office  
8/25/2020

2 of 2