## Description 16.151 acre parcel

Being part of Lot 2, Fourth Quarter, T-9 N, R-6 W, Berlin Township, Holmes County, Ohio, also known lands conveyed to Ben B. Miller, Co-trustee and John S. Miller, Co-Trustee in Official Record vol. 254 page 7106, PN 0100508000 and PN 0100508001.

## Described as follows:

Beginning at a drill hole with crowsfoot in concrete found marking the northeast corner of Lot 2 the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 88 degrees 40' 29" W 27.03 feet.

thence with the following FOURTEEN (14) COURSES:

- 1) S 00 degrees 27' 03" W 904.30 feet along the lot line to an iron pin set;
- 2) N 89 degrees 22' 57" W 1475.84 feet along Ben B. Miller, Co-Trustee and John S. Miller, Co-Trustee's (O.R. 254 page 7106 and O.R. 254 page 7096) north line to a 5/8 inch rebar found:
- 3) N 00 degrees 22' 20" W 182.30 feet along said Miller's (O.R. 254 page 7106 and O.R. 254 page 7096) east line to a point in the center of U.S. 62 and S.R. 39, witnessed by an iron pin set S 00 degrees 22' 20" E 57.66 feet;
- 4) N 84 degrees 19' 56" E 85.18 feet along the centerline of U.S. 62 and S.R. 39 to a point:
- 5) N 82 degrees 54' 50" E 15.00 feet along the centerline of U.S. 62 and S.R. 39 to a point;
- 6) Along a curve to the left having a delta angle of 23 degrees 39' 00", R 1432.40 feet, T 299.90 feet, Ch. Brg. N 71 degrees 05' 20" E, Ch. 587.06 feet along the centerline of U.S. 62 and S.R. 39 an arc distance of 591.25 feet to a point;
- 7) N 59 degrees 15' 50" E 75.00 feet along the centerline of U.S. 62 and S.R. 39 to a point;
- 8) N 53 degrees 56' 00" E 225.10 feet along the centerline of U.S. 62 and S.R. 39 to a point;
- 9) N 53 degrees 15' 50" E 114.58 feet along the centerline of U.S. 62 and S.R. 39 to a point, witnessed by an iron pin set S 20 degrees 39' 10" E 78.94 feet;
- 10) S 20 degrees 39' 10" E 150.00 feet along A-C Positive, Co.'s (D.V. 228 page 264) west line to an iron pin set;
- 11) N 53 degrees 15' 50" E 200.00 feet along said A-C Positive, Co.'s south line to an iron pin set;

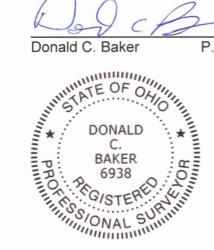
- 12) N 20 degrees 39' 10" W 150.00 feet along said A-C Positive, Co.'s east line to a point in the center of U.S. 62 and S.R. 39, witnessed by an iron pin set S 20 degrees 39' 10" E 65.27 feet;
- 13) N 53 degrees 15' 50" E 250.00 feet along the centerline of U.S. 62 and S.R. 39 to a point on the lot line;
- 14) S 88 degrees 40' 29" E 130.19 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 16.151 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 Surveying LLC".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83 (2011 adjustment).

19 See Holmes County Plat Book for survey. , page This survey made and description prepared by Donald C. Baker, P.S. 6938. June 14, 2022



Parcel Number: 0100508003

FILE DESCRIPTION

Holmes County Map Office 12/14/2022