

Description – Lot 1

Being Lot 1 of Berlin Township Subdivision No. 15 recorded in Plat Book 2
Page 650, of the Holmes County Plat Records.

Lot 1 contains 2.686 acres, but is subject to all highways and easements of record.

Berlin Township Subdivision No. 15 is situated in the northwest quarter of Section 18, 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 the northwest quarter of Section 18, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to Amish Country Cabins, Ltd. in Official Record vol. 247 page 6967, and part of the lands conveyed to Robert Troyer and Mary Troyer in Official Record vol. 272 page 5073, PN 0100587000 and PN 0100587002.

Commencing at a 5/8 inch rebar found marking the southeast corner of the northwest quarter of Section 18, thence N 00 degrees 14' 22" E 774.35 feet along the quarter section line and along T.R. 351 to a point the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES along the centerline of a 50 foot common access easement:

- 1) N 85 degrees 30' 38" W 114.17 feet through the lands of said Troyer to a point;
- 2) N 75 degrees 12' 42" W 145.46 feet through the lands of said Troyer and said Amish Country Cabins, Ltd. to a point;
- 3) S 56 degrees 25' 46" W 86.26 feet through the lands of said Amish Country Cabins, Ltd. to a point;
- 4) S 85 degrees 21' 07" W 161.47 feet through the lands of said Amish Country Cabins, Ltd. to a point;
- 5) N 78 degrees 42' 02" W 62.73 feet through the lands of said Amish Country Cabins, Ltd. to a point;
- 6) S 77 degrees 03' 28" W 51.16 feet through the lands of said Amish Country Cabins, Ltd. to a point;

7) N 89 degrees 45' 38" W 42.19 feet through the lands of said Amish Country Cabins, Ltd. to a point on the west line of said Lot 1 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 29, 2023


Donald C. Baker P.S. 6938



Parcel Number: 0100587003

FILE DESCRIPTION
Holmes County Map Office
6/2/2023

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