

Description 3.357 acre parcel

Being a part of Out Lot 7 in the Village of Berlin, situated in the northeast and northwest quarter of Section 15, T-9 N, R-5 W, Berlin Township, Holmes County, Ohio, also known as part of the lands conveyed to Jeder, Inc. Deed vol. 244 page 181, Official Record vol. 53 page 839 and Official Record vol. 169 page 2021, PN 0101081008, PN 0101070000, PN 0101001001, PN 0101071000, and PN 0100759000.

Described as follows:

Commencing at a stone found marking the northeast corner of the northwest quarter of Section 15, thence S 02 degrees 23' 00" W 65.03 feet along the quarter section line and along the out lot line to a mag nail set the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 02 degrees 23' 00" W 17.72 feet.

thence with the following ELEVEN (11) COURSES:

- 1) S 02 degrees 23' 00" W 265.17 feet along the quarter section line and along the out lot line to a 5/8 inch rebar found;
- 2) S 53 degrees 18' 38" E 115.84 feet (passing into the northeast quarter of Section 15) along Kryslan Properties, LLC's (O.R. 277 page 1399) south line to a point in U.S. 62 and on Berlin Mennonite Church, Inc.'s (O.R. 258 page 4477) west line, witnessed by a 5/8 inch rebar found N 53 degrees 18' 38" W 27.29 feet;
- 3) S 44 degrees 16' 08" W 143.33 feet along U.S. 62 and along Berlin Mennonite Church, Inc.'s (O.R. 258 page 4477 and O.R. 246 page 5373) west line to a point on the quarter section line and on the out lot line;
- 4) S 48 degrees 38' 17" W 166.69 feet (passing into Out Lot 7 and the northwest quarter of Section 15) along U.S. 62 and along said Berlin Mennonite Church, Inc.'s (O.R. 246 page 5373) west line to a point;
- 5) S 50 degrees 50' 08" W 26.55 feet along U.S. 62 and along said Berlin Mennonite Church, Inc.'s (O.R. 246 page 5373) west line to a point;
- 6) N 11 degrees 42' 21" W 25.92 feet along First Federal Community Bank's (O.R. 199 page 3412) east line to a point;
- 7) N 04 degrees 46' 26" W 12.11 feet along said First Federal Community Bank's east line to a point;
- 8) N 27 degrees 12' 18" W 8.74 feet along said First Federal Community Bank's east line to a 5/8 inch rebar found;
- 9) N 40 degrees 23' 02" W 284.44 feet along said First Federal Community Bank's north line to a 5/8 inch rebar found on RSM Management, Ltd.'s (O.R. 256 page 6852) east line;

10) N 13 degrees 35' 16" W 162.40 feet along said RSM Management, Ltd.'s east line to a 5/8 inch rebar found;

11) N 70 degrees 02' 53" E 421.91 feet along T.R. 366 and along Berlin Township Trustees' (O.R. 184 page 2614) south line to the TRUE POINT OF BEGINNING.

This parcel contains 3.357 acres, but subject to all highways and easements of record. Containing 3.168 acres in Out Lot 7 and 0.189 acres in the northeast quarter of Section 15.

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.

See Holmes County Plat Book 19, page 4592 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
December 10, 2021



Donald C. Baker P.S. 6938



Parcel Number: 0101081094

**FILE DESCRIPTION**  
Holmes County Map Office  
12/28/2021

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