

Description 2.458 acre parcel

Being part of Lot 14 of the Third Quarter, T-9 N, R-5 W, Berlin Township, Holmes County, Ohio, also known as part of the lands conveyed to Allen A. Miller and Naomi Miller in Official Record vol. 32 page 668, PN 0100329000.

Described as follows:

Commencing at a 5/8 inch rebar found on the Walnut Creek Township line marking the southeast corner of Lot 13 of the Third Quarter, thence N 01 degree 14' 51" E 295.35 feet along the lot line and along the Walnut Creek Township line to a 5/8 inch rebar found, thence N 88 degrees 40' 10" W 549.12 feet along Raber Family Properties, LLC's (O.R. 185 page 2587) south line to a 5/8 inch rebar found, thence S 55 degrees 25' 06" W 694.88 feet (passing into Lot 14) along said Raber Family Properties, LLC's east line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 22 degrees 38' 36" W 503.27 feet through the lands of said Miller to a point in the center of T.R. 374, witnessed by an iron pin set N 22 degrees 38' 36" E 15.16 feet;
- 2) N 88 degrees 20' 09" W 402.66 feet along the centerline of T.R. 374 to a R.R. spike found, witnessed by an iron pin set N 00 degrees 04' 59" E 14.38 feet;
- 3) N 00 degrees 04' 59" E 41.79 feet along said Raber Family Properties, LLC's east line to a point in a ditch;
- 4) N 55 degrees 25' 06" E 724.12 feet along said Raber Family Properties, LLC's east line to the TRUE POINT OF BEGINNING.

This parcel contains 2.458 acres, but subject to all highways and easements of record. To go to adjoiner only.

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.

See Holmes County Plat Book 19, page 5688 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
October 10, 2025


Donald C. Baker P.S. 6938



PPN: 0100329003

FILE DESCRIPTION
Holmes County Map Office
11/3/2025