

Description 7.000 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 14, thence N 88 degrees 54' 37" W 330.11 feet along the lot line to an iron pin set the TRUE POINT OF BEGINNING, witnessed by a 1/2 inch pipe found N 01 degree 15' 08" E 6.80 feet.

thence with the following EIGHT (8) COURSES:

- 1) N 88 degrees 54' 37" W 802.71 feet along the lot line to a 5/8 inch rebar found;
- 2) N 01 degree 05' 23" E 69.88 feet along Ivan E. Burkholder and Cindy A. Burkholder's (O.R. 277 page 2212) east line to a 5/8 inch rebar found;
- 3) N 88 degrees 54' 37" W 489.81 feet along said Burkholder's north line to a point in the center of T.R. 372, witnessed by a 5/8 inch rebar found S 88 degrees 54' 37" E 15.18 feet;
- 4) N 02 degrees 16' 41" W 109.00 feet along the centerline of T.R. 372 to a point, witnessed by an iron pin set S 88 degrees 54' 37" E 20.28 feet;
- 5) S 88 degrees 54' 37" E 61.32 feet through the lands of said Miller to an iron pin set;
- 6) N 39 degrees 31' 15" E 114.19 feet through the lands of said Miller to an iron pin set;
- 7) S 88 degrees 55' 39" E 1167.39 feet through the lands of said Miller to an iron pin set on Fannie Mae Troyer, Trustee's (O.R. 173 page 2719) west line;
- 8) S 01 degree 15' 08" W 268.50 feet along said Troyer's west line to the TRUE POINT OF BEGINNING.

This parcel contains 7.000 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.

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: 0100329005

FILE DESCRIPTION
Holmes County Map Office
11/3/2025