

Description 25.129 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, thence N 01 degree 15' 08" E 268.50 feet along Fannie Mae Troyer, Trustee's (O.R. 173 page 2719) west line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following NINE (9) COURSES:

- 1) N 88 degrees 55' 39" W 1167.39 feet through the lands of said Miller to an iron pin set;
- 2) S 39 degrees 31' 15" W 114.19 feet through the lands of said Miller to an iron pin set;
- 3) N 88 degrees 54' 37" W 61.32 feet through the lands of said Miller to a point in the center of T.R. 372, witnessed by an iron pin set S 88 degrees 54' 37" E 20.28 feet;
- 4) N 02 degrees 16' 41" W 642.34 feet along the centerline of T.R. 372 to a mag nail set;
- 5) N 89 degrees 24' 37" W 10.20 feet through the lands of said Miller to an iron pin set;
- 6) N 00 degrees 04' 59" E 269.88 feet along Robert P. Shetler and Linda E. Shetler's (O.R. 185 page 2183) east line and along T.R. 372 to a R.R. spike found in T.R. 374;
- 7) S 88 degrees 20' 09" E 1362.31 feet along the centerline of T.R. 374 to a point, witnessed by a 5/8 inch rebar found S 02 degrees 54' 04" W 21.34 feet;
- 8) S 02 degrees 54' 04" W 263.59 feet along said Troyer's (O.R. 173 page 2714) west line to a 5/8 inch rebar found;
- 9) S 01 degree 15' 08" W 544.06 feet along said Troyer's (O.R. 173 page 2719) west line to the TRUE POINT OF BEGINNING.

This parcel contains 25.129 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: 0100329007

FILE DESCRIPTION

Holmes County Map Office

11/3/2025