

Description 8.125 acre parcel

Being part of Lots 13 and 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, PN 0100330000 and PN 0100586001.

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 123.19 feet along Raber Family Properties, LLC's (O.R. 185 page 2587) south line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES:

- 1) S 09 degrees 50' 43" W 450.68 feet (passing into Lot 14) along Marion W. Burkholder and Mary Beth Burkholder's (O.R. 285 page 2176) west line to a 5/8 inch rebar found on said Burkholder's (O.R. 182 page 2764) west line;
- 2) S 25 degrees 11' 52" W 356.44 feet along said Burkholder's west line to a 5/8 inch rebar found;
- 3) S 01 degree 52' 44" W 110.35 feet along said Burkholder's west line to a point in the center of T.R. 374, witnessed by an iron pin set N 01 degrees 52' 44" E 11.87 feet;
- 4) N 88 degrees 20' 09" W 603.22 feet along the centerline of T.R. 374 to a point, witnessed by an iron pin set N 43 degrees 45' 38" E 17.86 feet;
- 5) N 43 degrees 45' 38" E 629.47 feet through the lands of said Miller to an iron pin set;
- 6) N 05 degrees 26' 08" E 414.96 feet (passing into Lot 13) through the lands of said Miller to an iron pin set on said Raber Family Properties, LLC's south line;
- 7) S 88 degrees 40' 10" E 360.81 feet along said Raber Family Properties, LLC's south line to the TRUE POINT OF BEGINNING.

This parcel contains 8.125 acres, but subject to all highways and easements of record. Containing 2.338 acres in Lot 13 and 5.787 acres in Lot 14.

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: 0100330004

