

Description – Lot 1

Being Lot 1 of Berlin Township Subdivision No. 20 recorded in Plat Book 2
Page 673, of the Holmes County Plat Records.

Lot 1 contains 7.157 acres, but is subject to all easements of record.

Berlin Township Subdivision No. 20 is situated in Lot 3 of the Fourth Quarter, T-9 N, R-6 W, Berlin Township, Holmes County, Ohio.

Note: Lot 1 is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

Note: Lot 1 has access by a 50 foot common access easement for the purpose of ingress, egress, and general utilities, and further described as follows:

Being part of Lot 3 of the Fourth Quarter, T-9 N, R-6 W, Berlin Township, Holmes County, Ohio, also known as part of the lands conveyed to Timothy J. Miller and Renae D. Miller in O.R. vol. 283 page 4054, PN 0100421003.

Commencing at a 5/8 inch rebar found marking the southwest quarter of Lot 3, thence N 00 degrees 37' 11" E 618.13 feet along the lot line to a 5/8 inch rebar found marking the southwest corner of the above described Lot 1, thence N 78 degrees 26' 36" E 520.80 feet along the south line of Lot 1 to a 5/8 inch rebar found marking the southeast corner of Lot 1, thence N 00 degrees 27' 21" E 25.01 feet along the east line of Lot 1 to a point in the center of the 50 foot common access easement the TRUE POINT OF BEGINNING.

thence with the following TWO (2) COURSES along the centerline of a 50 foot common access easement:

- 1) S 88 degrees 18' 48" E 960.72 feet through the lands of said Miller to a point;
- 2) S 88 degrees 32' 17" E 384.09 feet through the lands of said Miller to a point in the center of S.R. 557 and THERE ENDS.

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.

This survey made and description prepared by Donald C. Baker, P.S. 6938.
August 28, 2025


Donald C. Baker P.S. 6938



Parcel Number: 0100421004

FILE DESCRIPTION
Holmes County Map Office
12/17/2025