

### Description – Lot 1

Being Lot 1 of Berlin Township Subdivision No. 18 recorded in Plat Book 19  
Page 5722, of the Holmes County Plat Records.

Lot 1 contains 1.000 acres, but is subject to all highways and easements of record.

Berlin Township Subdivision No. 18 is situated in the northeast and northwest quarter of Section 14, T-9 N, R-5 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 the northeast and northwest quarter of Section 14, T-9 N, R-5 W, Berlin Township, Holmes County, Ohio, also known as part of the lands conveyed to Perry J. Miller, Anna Miller, and Leroy P. Miller in Deed vol. 261 page 972 and O.R. vol. 290 page 7018, PN 0100425001.

Commencing at a point marking the northwest corner of the northeast quarter of Section 14, thence S 01 degree 18' 29" W 329.73 feet along the quarter section line to a point in the center of T.R. 366, thence S 18 degrees 45' 06" E 69.81 feet along the centerline of T.R. 366 to a point the TRUE POINT OF BEGINNING.

Thence with the following FOUR (4) COURSES along the centerline of a 50 foot common access easement:

- 1) S 71 degrees 14' 54" W 25.00 feet through the lands of said Miller to a point;
- 2) N 18 degrees 44' 03" W 139.50 feet (passing into the northwest quarter of Section 14) through the lands of said Miller to a point;
- 3) N 18 degrees 14' 30" W 25.44 feet through the lands of Joseph Miller, Jr. and Katie Miller O.R. vol. 289 page 3022 to a point;
- 4) S 82 degrees 29' 17" W 400.80 feet to a point 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.

June 20, 2025



Donald C. Baker

P.S. 6938



PPN: 0100425002

#### FILE DESCRIPTION

Holmes County Map Office

12/15/2025