

Description 0.069 acre parcel

Being part of Lot 25 of the Third Quarter, T-9 N, R-5 W, Berlin Township, Holmes County, Ohio, also known part of the lands conveyed to Lynn L. Raber, Co-Trustee and Darryl D. Raber, Co-Trustee in Official Record 254 page 4522, PN 0100561000.

Described as follows:

Commencing at a point marking the southwest corner of Lot 25, thence S 89 degrees 19' 27" E 763.62 feet along the lot line to a point, thence N 04 degrees 18' 54" E 407.88 feet along Aden G. Troyer and Sarah Ann Troyer (D.V. 278 page 988) and Berlin East, LLC's (O.R. 286 page 2275) east line to a point, thence N 47 degrees 44' 28" W 115.50 feet along said Berlin East, LLC's east line to a point, thence N 42 degrees 25' 44" E 145.35 feet along said Berlin East, LLC's east line to a point, thence N 33 degrees 40' 29" W 452.08 feet along said Berlin East, LLC's east line to a point, thence N 47 degrees 05' 21" E 306.00 feet along Darryl D. Raber and Beverly Raber's (D.V. 264 page 543) east line to a point, thence N 33 degrees 21' 28" W 50.70 feet along said Darryl D. Raber and Beverly Raber's north line to a 5/8 inch rebar found, thence N 47 degrees 26' 36" E 184.07 feet along the east line of Lot 1 of Berlin Township Subdivision No. 2 (P.19-3977) and along Corey S. Miller and Ashley R. Miller's (O.R. 276 page 2954) east line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) N 79 degrees 46' 04" W 66.00 feet along the north line of said Lot 1 and along said Miller's north line to a point;
- 2) N 43 degrees 33' 53" W 81.15 feet along the north line of said Lot 1 and along said Miller's north line to a point on William Jr. Yoder and Mary A. Yoder's (D.V. 186 page 664) east line;
- 3) N 47 degrees 43' 15" E 20.01 feet along said Yoder's east line to an iron pin set;
- 4) S 43 degrees 33' 52" E 74.16 feet through the lands of said Lynn L. Raber, Co-Trustee and Darryl D. Raber, Co-Trustee to an iron pin set;
- 5) S 79 degrees 46' 04" E 80.39 feet through the lands of said Lynn L. Raber, Co-Trustee and Darryl D. Raber, Co-Trustee to an iron pin set on Darryl D. Raber and Beverly Raber's (O.R. 270 page 5252) west line;
- 6) S 56 degrees 31' 45" W 28.95 feet along said Darryl D. Raber and Beverly Raber's west line to the TRUE POINT OF BEGINNING.

This parcel contains 0.069 acres, but subject to all easements of record.
To go to adjainer.

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 5781 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
September 19, 2025


Donald C. Baker P.S. 6938



PPN: 0100561004

FILE DESCRIPTION
Holmes County Map Office
3/10/2026

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