

Description 13.251 acre parcel

Being part of Lots 12 and 17, Fourth Quarter, T-9 N, R-6 W, Berlin Township, Holmes County, Ohio.

Described as follows:

Beginning at a 3/4 inch pipe found marking the southwest corner of Lot 12 the TRUE POINT OF BEGINNING.

thence with the following FOURTEEN (14) COURSES:

- 1) N 00 degrees 36' 34" E 445.12 feet along the lot line to a 5/8 inch rebar found;
- 2) S 88 degrees 26' 51" E 998.89 feet along Lela Miller's (O.R. 264 page 6098) south line to a 5/8 inch rebar found;
- 3) S 01 degree 32' 52" W 445.06 feet along Wayne J. Raber's (O.R. 264 page 2518) west line to a point on the lot line and in C.R. 407, witnessed by a 5/8 inch rebar found N 01 degree 32' 52" E 24.93 feet;
- 4) N 88 degrees 26' 51" W 70.00 feet along the lot line and along C.R. 407 to a 5/8 inch rebar found;
- 5) S 01 degree 33' 09" W 66.00 feet (passing into Lot 17) along John J. Troyer, Co-Trustee and Dorothy Troyer, Co-Trustee's (O.R. 72 page 886) west line to an iron pin set in C.R. 407;
- 6) N 88 degrees 35' 20" W 45.49 feet along said Troyer's north line to a point in C.R. 407;
- 7) S 36 degrees 10' 30" W 93.91 feet along said Troyer's west line and along C.R. 407 to a point, witnessed by a 5/8 inch rebar found N 58 degrees 30' 34" W 29.96 feet;
- 8) N 58 degrees 30' 34" W 153.93 feet along James M. Schlabach and Marlene E. Schlabach's (O.R. 99 page 347) north line to a 5/8 inch rebar found;
- 9) N 49 degrees 38' 12" W 106.22 feet along said Schlabach's north line to a 5/8 inch rebar found on the lot line;
- 10) N 88 degrees 26' 51" W 125.00 feet along the lot line to a 5/8 inch rebar found;
- 11) S 22 degrees 59' 56" W 228.69 feet along said Schlabach's west line to a 5/8 inch rebar found;
- 12) S 34 degrees 32' 26" E 47.96 feet along said Schlabach's west line to an iron pin set;
- 13) N 88 degrees 26' 51" W 420.84 feet to an iron pin set on the lot line;
- 14) N 00 degrees 19' 23" E 251.67 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 13.251 acres, but subject to all highways and easements of record. Containing 10.169 acres in Lot 12 and 3.082 acres in Lot 17.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5423 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
July 22, 2024



Donald C. Baker P.S. 6938



Parcel Number: 0100632012

FILE DESCRIPTION
Holmes County Map Office
11/8/2024

2 of 2