

Description 1.248 acre parcel – Tract A

Being part of Lot 17, Fourth Quarter, T-9 N, R-6 W, Berlin Township, Holmes County, Ohio, also known as part of the lands conveyed to MATT Farms, LLC in Official Record vol. 273 page 6491, PN 0101385000.

Described as follows:

Commencing at a 3/4 inch pipe found marking the northwest corner of Lot 17, thence S 00 degrees 19' 23" W 1138.35 feet along the lot line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:

- 1) S 87 degrees 01' 17" E 406.28 feet along Jacob A. Hershberger and Martha J. Hershberger's (O.R. 191 page 2815) south line to a 1 1/4 inch rod found;
- 2) S 02 degrees 11' 18" W 128.99 feet through the lands of said MATT Farms, LLC to an iron pin set;
- 3) N 88 degrees 36' 43" W 401.72 feet through the lands of said MATT Farms, LLC to an iron pin set on the lot line;
- 4) N 00 degrees 19' 23" E 140.28 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 1.248 acres, but subject to all highways and easements of record. To go to adjoiner.

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: 0101385008

FILE DESCRIPTION
Holmes County Map Office
11/8/2024