

Description Lot 1

Being Lot 1 of Berlin Township Subdivision No. 22 recorded in Plat Book 19
Page 5814, of the Holmes County Plat Records.

Lot 1 contains 6.000 acres, but is subject to all highways and easements of record.

Berlin Township Subdivision No. 22 is situated in Lot 8 of the Fourth Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio.

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

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

Being part of Lot 8 of the Fourth Quarter, T-9 N, R-6 W, Berlin Township, Holmes County, Ohio, also known as part of the lands conveyed unto Daniel A. Hershberger and Mary Esther Hershberger in Official Record vol. 213 page 3439, PN 0101401005.

Commencing at a 5/8 inch rebar found marking the northeast corner of said Lot 8, thence N 88 degrees 32' 14" W 677.59 feet along the lot line to a point in the center of S.R. 557, thence S 01 degree 12' 04" W 588.72 feet along the centerline of S.R. 557 to a point, thence S 00 degrees 41' 52" W 313.82 feet along the centerline of S.R. 557 to a point, thence S 00 degrees 32' 39" W 321.44 feet along the centerline of S.R. 557 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 89 degrees 02' 43" W 27.75 feet.

Thence N 89 degrees 02' 43" W 250.00 feet along the centerline of said 50 foot common access easement and along the south line of Lot 1 and along the north line of Lot 2 to a point and THERE ENDS.

The above described Lot 1 is subject to a 20 foot sanitary easement further described as follows:

Being part of Lot 8 of the Fourth Quarter, T-9 N, R-6 W, Berlin Township, Holmes County, Ohio, also known as part of the lands conveyed unto Daniel A. Hershberger and Mary Esther Hershberger in Official Record vol. 213 page 3439, PN 0101401005.

Commencing at a 5/8 inch rebar found marking the northeast corner of said Lot 8, thence N 88 degrees 32' 14" W 677.59 feet along the lot line to a point in the center of S.R. 557, thence S 01 degree 12' 04" W 588.72 feet along the centerline of S.R. 557 to a point, thence S 00 degrees 41' 52" W 313.82 feet along the centerline of S.R. 557 to a point, thence N 75 degrees 45' 17" W 41.17 feet along Atlee A. Hershberger and Katie

Hershberger's (O.R. 182 page 2518) south line to a point the TRUE POINT OF BEGINNING.

Thence S 00 degrees 32' 39" W 330.91 feet along the centerline of said 20 foot sanitary easement and through the lands of said Daniel A. Hershberger and Mary Esther Hershberger to a point on the south line of Lot 1 and on the north line of Lot 2;

Thence S 00 degrees 32' 39" W 461.89 feet along the centerline of said 20 foot sanitary easement and through the lands of said Daniel A. Hershberger and Mary Esther Hershberger to a point on the south line of Lot 2 and THERE ENDS.

The above described Lot 1 is subject to a 30 foot Utility easement further described as follows:

Being part of Lot 8 of the Fourth Quarter, T-9 N, R-6 W, Berlin Township, Holmes County, Ohio, also known as part of the lands conveyed unto Daniel A. Hershberger and Mary Esther Hershberger in Official Record vol. 213 page 3439, PN 0101401005.

Commencing at a 5/8 inch rebar found marking the northeast corner of said Lot 8, thence N 88 degrees 32' 14" W 677.59 feet along the lot line to a point in the center of S.R. 557, thence S 01 degree 12' 04" W 588.72 feet along the centerline of S.R. 557 to a point, thence S 00 degrees 41' 52" W 313.82 feet along the centerline of S.R. 557 to a point, thence N 75 degrees 45' 17" W 136.77 feet along Atlee A. Hershberger and Katie Hershberger's (O.R. 182 page 2518) south line to a point the TRUE POINT OF BEGINNING.

Thence with the following SIX (6) COURSES along the centerline of said 30 foot easement and through the lands of said Daniel A. Hershberger and Mary Esther Hershberger:

- 1) S 41 degrees 05' 05" W 16.81 feet to a point;
- 2) N 75 degrees 45' 17" W 426.49 feet to a point;
- 3) Along a curve to the left having a delta angle of 103 degrees 02' 40", R-65.00 feet, T-81.78 feet, Ch. Brg.-S 52 degrees 43' 23" W, Ch.-101.77 feet an arc distance of 116.90 feet to a point;
- 4) S 01 degree 12' 04" W 375.09 feet to a point on the south line of Lot 1 and on the north line of Lot 2;
- 5) S 01 degree 12' 04" W 250.85 feet to a point;
- 6) S 37 degrees 22' 04" W 25.42 feet to a point on the west line of Lot 2 and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying".

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.

July 25, 2025,

Revised March 3, 2026



Donald C. Baker

P.S. 6938



Parcel Number: 0101401006

FILE DESCRIPTION
Holmes County Map Office

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