

Description 0.436 acre parcel

Being part of the southeast quarter of Section 6, T-9 N, R-5 W, Berlin Township, Holmes County, Ohio, also known as all of the lands conveyed to Lizzie Ann Miller, Trustee in Official Record vol. 28 page 877 and Official Record vol. 273 page 1982, PN 0100117000 and PN 0100117002.

Described as follows:

Commencing at a stone found marking the southwest corner of the southeast quarter of Section 6, thence S 89 degrees 25' 38" E 369.47 feet along the section line and partly along T.R. 366 to a point in the center of U.S. 62, thence N 34 degrees 22' 43" E 209.12 feet along the centerline of U.S. 62 to a point the TRUE POINT OF BEGINNING, witnessed by a 1 & 1/2 inch pipe found N 55 degrees 36' 27" W 30.55 feet.

thence with the following FOUR (4) COURSES:

- 1) N 55 degrees 36' 27" W 190.00 feet along SCA Properties, LLC's (O.R. vol. 286 page 1077) north line to a 5/8 inch rebar found on Jeder, Inc.'s (Deed vol. 241 page 767) east line;
- 2) N 34 degrees 22' 43" E 99.74 feet along said Jeder, Inc.'s east line to a 3/4 inch pipe found;
- 3) S 55 degrees 41' 10" E 190.00 feet along Wayne E. Troyer's (O.R. vol. 73 page 847) south line to a point in the center of U.S. 62, witnessed by an iron pin set N 55 degrees 41' 10" W 23.18 feet;
- 4) S 34 degrees 22' 43" W 100.00 feet along the centerline of U.S. 62 to the TRUE POINT OF BEGINNING.

This parcel contains 0.436 acres, but subject to all highways and easements of record.

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 5281 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
May 2, 2024

Aaron L. Gerber

P.S. 8379



Parcel Number: 0100117003

FILE DESCRIPTION

Holmes County Map Office
5/23/2024