

Description 3.076 acre parcel

Being part of Lots 22 and 23, Third Quarter, T-9 N, R-5 W, Berlin Township, Holmes County, Ohio, also known as part of the lands conveyed to James Michael Kline and Charity Kline in O.R. 258 page 4011, PN 0100270000 and PN 0100271000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northeast corner of Lot 22, thence N 89 degrees 39' 16" W 964.73 feet along the lot line to a point the TRUE POINT OF BEGINNING.

thence with the following TEN (10) COURSES:

- 1) S 12 degrees 24' 44" W 426.07 feet along said Kline's (PN 0100270001) west line to a 5/8 inch rebar found;
- 2) S 89 degrees 33' 14" E 222.62 feet along said Kline's south line to an iron pin set;
- 3) S 00 degrees 27' 14" W 215.00 feet along Owen D. Miller, Co-Trustee and Elsie A. Miller, Co-Trustee's (D.V. 273 page 951) west line and Marlin E. Kuhns' (O.R. 207 page 515 and O.R. 235 page 763) west line to a 1 inch rod found;
- 4) N 83 degrees 21' 00" W 207.12 feet along said Kuhns' north line and along Marlin E. Kuhns and Keri A. Kuhns' (O.R. 267 page 6010) north line to a 5/8 inch rebar found;
- 5) N 09 degrees 01' 10" E 134.03 feet along Michael J. Yoder and Katie Yoder's (O.R. 211 page 1296) east line to a 3/4 inch rod found;
- 6) N 77 degrees 30' 54" W 204.15 feet along said Yoder's north line to a point in the center of T.R. 369, witnessed by a 3/4 inch rod found S 77 degrees 30' 54" E 26.07 feet;
- 7) N 10 degrees 30' 00" E 416.45 feet along the centerline of T.R. 369 to a point;
- 8) N 10 degrees 14' 32" E 150.38 feet (passing into Lot 23) along the centerline of T.R. 369 to a point at the intersection of T.R. 369 and S.R. 39;
- 9) S 72 degrees 00' 58" E 176.25 feet along the centerline of S.R. 39 to a point, witnessed by a 5/8 inch rebar found S 12 degrees 24' 44" W 35.26 feet;
- 10) S 12 degrees 24' 44" W 72.39 feet along said Kline's (PN 0100270001) west line to the TRUE POINT OF BEGINNING.

This parcel contains 3.076 acres, but subject to all highways and easements of record. Containing 2.681 acres in Lot 22 and 0.395 acres in Lot 23.

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 5380 for survey.  
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.  
May 31, 2024

  
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Aaron L. Gerber P.S. 8379



PPN: 0100271001

**FILE DESCRIPTION**  
Holmes County Map Office  
9/13/2024

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