

**Description – Lot 1**

Being Lot 1 of Berlin Township Subdivision No. 16 recorded in Plat Book 19  
Page 5209, of the Holmes County Plat Records.

Lot 1 contains 3.000 acres, but is subject to all easements of record.

Berlin Township Subdivision No. 16 is situated in Lot 30, Third Quarter, Berlin Township, T-9 N, R-5 W, Holmes County, Ohio.

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

Note: Lot 1 has access by a 50 foot easement for the purpose of ingress, egress, and general utilities, and further described as follows:

Being part of Lot 30, Third Quarter, T-9 N, R-5 W, Berlin Township, Holmes County, Ohio, also known as part of the lands conveyed to David D. Mast and Ruth L. Mast in Official Record vol. 259 page 847, PN 0100298000.

Commencing at a 1/2 inch pinchtap found in T.R. 370 marking the southwest corner of Lot 30, thence S 89 degrees 16' 05" E 25.00 feet along the lot line and along T.R. 370 to a point the TRUE POINT OF BEGINNING.

thence with the following THREE (3) COURSES along the centerline of a 50 foot easement:

- 1) N 00 degrees 39' 57" E 772.15 feet through the lands of said Mast to a point;
- 2) N 30 degrees 41' 43" E 153.18 feet through the lands of said Mast to a point;
- 3) N 61 degrees 10' 08" E 74.67 feet through the lands of said Mast to a point on the west line of the above described Lot 1 and THERE ENDS.

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.

This survey made and description prepared by Aaron L. Gerber, P.S. 8379, September 8, 2023

Aaron L. Gerber

P.S. 8379



Parcel Number: 0100298002

**FILE DESCRIPTION**  
Holmes County Map Office  
1/26/2024