

Description - Lot 1

Being Lot 1 of Berlin Township Subdivision No. 11 recorded in Plat Book 19
Page 4569, of the Holmes County Plat Records.

Lot 1 contains 5.255 acres, but is subject to all highways and easements of record.

Berlin Township Subdivision No. 11 is situated in Lots 9 and 10, First 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 has access by a 50 foot common access easement for the purpose of ingress, egress and general utilities and further described as follows:

Being a part of Lots 9 & 10, First Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to James Jay Mast and Mary K. Mast in Official Record vol. 232 page 822, and James J. Mast and Mary K. Mast in Official Record vol. 15 page 738 and Official Record vol. 150 page 204, PN 0100337001, PN 0100316000, and PN 0100316001.

Commencing at a 5/8 inch rebar found marking the southeast corner of Lot 10, thence N 00 degrees 52' 29" E 982.45 feet along the lot line to a point the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES along the centerline of a 50 foot common access easement:

- 1) N 00 degrees 52' 29" E 370.00 feet along the lot line to a point;
- 2) N 41 degrees 58' 22" W 36.87 feet through the lands of said James Jay Mast and Mary K. Mast to a point;
- 3) N 00 degrees 45' 10" E 290.00 feet through the lands of said James Jay Mast and Mary K. Mast to a point;
- 4) N 27 degrees 41' 41" W 55.39 feet through the lands of said James Jay Mast and Mary K. Mast to a point;
- 5) N 53 degrees 50' 47" W 73.72 feet through the lands of said James Jay Mast and Mary K. Mast to a point;
- 6) N 72 degrees 07' 38" W 126.91 feet through the lands of said James Jay Mast and Mary K. Mast to a point;
- 7) N 10 degrees 20' 17" W 46.10 feet through the lands of said James Jay Mast and Mary K. Mast to a point in the center of T.R. 331 and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938".
Basis of bearings from Plat vol. 19 page 4289.

This survey made and description prepared by Donald C. Baker, P.S. 6938.
September 24, 2021



Donald C. Baker P.S. 6938



Parcel Number: 0100316003

FILE DESCRIPTION
Holmes County Map Office
12/7/2021

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