

Description 114.062 acre parcel

Being a part of Lot 9, First Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to Duane L. Miller in Deed vol. 262 page 473, Official Record vol. 68 page 567 and Official Record vol. 135 page 33, PN 0100345000, PN 0100316002 and PN 0100344000.

Described as follows:

Beginning at a 5/8 inch rebar found marking the northwest corner of Lot 9 the TRUE POINT OF BEGINNING.

thence with the following EIGHTEEN (18) COURSES:

- 1) S 88 degrees 37' 24" E 339.96 feet along the lot line to a point in a pond, witnessed by an iron pin set S 00 degrees 52' 29" W 493.74 feet;
- 2) S 00 degrees 52' 29" W 665.50 feet through the lands of said Miller to a point in the center of T.R. 331, witnessed by an iron pin set N 00 degrees 52' 29" E 16.91 feet;
- 3) N 60 degrees 53' 02" E 282.11 feet along the centerline of T.R. 331 to a mag nail set;
- 4) N 69 degrees 01' 42" E 124.03 feet along the centerline of T.R. 331 to a mag nail set;
- 5) N 85 degrees 14' 16" E 86.70 feet along the centerline of T.R. 331 to a R.R. spike set;
- 6) S 85 degrees 03' 17" E 550.67 feet along the centerline of T.R. 331 to a R.R. spike set;
- 7) S 79 degrees 43' 55" E 703.07 feet along the centerline of T.R. 331 to a point, witnessed by a R.R. spike set N 79 degrees 43' 55" W 29.19 feet;
- 8) Along a curve to the left having a delta angle of 41 degrees 18' 52", R-254.70 feet, T-96.03 feet, Ch. Brg.-N 79 degrees 36' 39" E, Ch.-179.70 feet along the centerline of T.R. 331 an arc distance of 183.66 feet to a point, witnessed by a mag nail set N 58 degrees 57' 13" E 45.68 feet;
- 9) N 58 degrees 57' 13" E 431.70 feet along the centerline T.R. 331 to a R.R. spike set;
- 10) N 48 degrees 42' 34" E 113.28 feet through the lands of said Miller and along T.R. 331 to a 5/8 inch rebar found on the lot line;
- 11) S 00 degrees 22' 04" W 2417.26 feet along the lot line to a 5/8 inch rebar found marking the southeast corner of Lot 9;
- 12) N 88 degrees 38' 50" W 1926.57 feet along the lot line to a point, witnessed by an iron pin set S 88 degrees 38' 50" E 2.62 feet;
- 13) N 13 degrees 01' 02" W 710.01 feet along James Jay Mast and Mary K. Mast's (D.V. 237 page 584) east line to a point, witnessed by an iron pin set N 00 degrees 33' 32" E 20.92 feet;
- 14) N 00 degrees 33' 32" E 707.52 feet along James J. Mast and Mary K. Mast's (O.R. 150 page 204 and O.R. 15 page 738) east line to a 5/8 inch rebar found;
- 15) N 88 degrees 27' 28" W 349.00 feet along said Mast's (O.R. 150 page 204) north line to a 5/8 inch rebar found;
- 16) N 00 degrees 33' 32" E 561.85 feet along Julie Webb and William Webb's (O.R. 199 page 2255) east line to a 5/8 inch rebar found in the center of T.R. 331, witnessed by a 5/8 inch rebar found S 00 degrees 33' 32" W 14.25 feet;
- 17) S 74 degrees 36' 26" W 233.00 feet along the centerline of T.R. 331 to a 5/8 inch rebar found on the lot line, witnessed by an iron pin set N 00 degrees 52' 29" E 16.52 feet;

18) N 00 degrees 52' 29" E 790.93 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 114.062 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 6938". Basis of bearings assumed.

See Holmes County Plat Book 19, page 4289 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
November 5, 2020


Donald C. Baker P.S. 6938



Parcel Number: 0100345006

FILE DESCRIPTION
Holmes County Map Office
2/2/2021