

Description - Lot 1

Being Lot 1 of Berlin Township Subdivision No. 10 recorded in Plat Book 2
Page 627, of the Holmes County Plat Records.

Lot 1 contains 3.328 acres, but is subject to all highways and easements of record.

Berlin Township Subdivision No. 10 is situated in Lots 14 and 15, Fourth 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 easement for the purpose of ingress, egress and general utilities and further described as follows:

Being a part of Lot 14 and 15, Fourth Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to David E. Miller and Rosie Miller in Deed vol. 267 page 850, PN 0100442001, PN 0100443000 and PN 0100444001.

Commencing at a stone found marking the southwest corner of Lot 14, thence N 00 degrees 27' 00" E 1231.64 feet along the lot line to a point, thence N 87 degrees 56' 19" E 147.90 feet through the lands of said Miller to a point on the west line of above said Lot 1 the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES along the centerline of a 50 foot easement:

- 1) S 87 degrees 56' 19" W 473.25 feet (passing into Lot 15) through the lands of said Miller to a point;
- 2) S 46 degrees 47' 23" W 157.53 feet through the lands of said Miller to a point;
- 3) S 31 degrees 36' 39" W 269.92 feet through the lands of said Miller to a point;
- 4) S 75 degrees 12' 12" W 99.29 feet through the lands of said Miller to a point in the center of T.R. 352 and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83.

This survey made and description prepared by Donald C. Baker, P.S. 6938.
April 7, 2021


Donald C. Baker P.S. 6938



Parcel Number: 0100442002

FILE DESCRIPTION
Holmes County Map Office
4/28/2022