

Description 1.705 acre parcel

Being a part of Lot 21 of the Fourth Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to Gertie Miller, Lydia Ann Miller and Bennie E. Mullet in Official Record vol. 274 page 6836, PN 0100531001.

Described as follows:

Commencing at a point on the Mechanic Township line marking the southwest corner of said Lot 21, thence N 02 degrees 09' 35" E 155.77 feet along the lot line to a point, thence N 66 degrees 41' 32" E 784.43 feet along Duane I. Yoder and Miriam M. Yoder's (O.R. vol. 270 page 7410) north line to a 5/8 inch rebar found, thence N 54 degrees 40' 40" E 888.11 feet along said Yoder's north line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.


thence with the following SEVEN (7) COURSES:

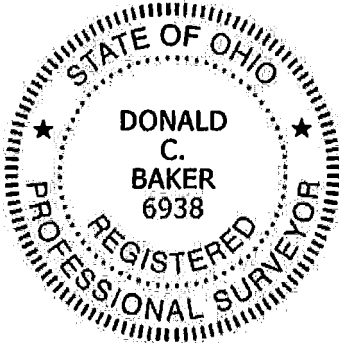
- 1) N 54 degrees 40' 39" E 190.71 feet through the lands of said Miller, Miller and Mullet to an iron pin set;
- 2) N 32 degrees 20' 26" E 144.58 feet through the lands of said Miller, Miller and Mullet to a point on U.S. Riffenmat Land, Ltd.'s (O.R. vol. 211 page 93) west line and in T.R. 355, witnessed by an iron pin set S 32 degrees 20' 26" W 36.01 feet;
- 3) S 56 degrees 14' 37" E 47.66 feet along said U.S. Riffenmat Land, Ltd.'s west line and along T.R. 355 to a point;
- 4) S 42 degrees 14' 37" E 181.50 feet along said U.S. Riffenmat Land, Ltd.'s west line and along T.R. 355 to a point;
- 5) S 12 degrees 44' 37" E 63.40 feet along said U.S. Riffenmat Land, Ltd.'s west line and along T.R. 355 to a point, witnessed by a 5/8 inch rebar found S 61 degrees 38' 22" W 28.03 feet;
- 6) S 61 degrees 38' 22" W 304.25 feet along said Yoder's north line to a 5/8 inch rebar found;
- 7) N 46 degrees 15' 30" W 194.96 feet along said Yoder's northerly line to the TRUE POINT OF BEGINNING.

This parcel contains 1.705 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 from Plat vol. 17 page 211.

See Holmes County Plat Book 19, page 4302 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
December 2, 2020


Donald C. Baker P.S. 6938



Parcel Number: 0100531006

FILE DESCRIPTION
Holmes County Map Office
2/12/2021

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