

Description 34.053 acre parcel

Being part of Lot 23, Third Quarter, T-9 N, R-5 W, Berlin Township, Holmes County, Ohio, also known as part of the lands conveyed to Dutch Heritage Farms, Inc. in Deed vol. 237 page 169 and Deed vol. 244 page 468, PN 0100873000 and PN 0100041000.

Described as follows:

Beginning at an iron pin set marking the northeast corner of Lot 23 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 01 degree 12' 33" W 24.22 feet.

thence with the following FORTY-SEVEN (47) COURSES:

- 1) S 01 degree 12' 33" W 968.06 feet along the lot line to an iron pin set;
- 2) S 85 degrees 31' 27" W 234.27 feet along Bethel Fellowship Church, Inc.'s (D.V. 189 page 149) north line to an iron pin set on Willis Raber and Rachel Raber's (O.R. 182 page 3169) east line;
- 3) N 00 degrees 31' 32" E 74.15 feet along said Raber's east line to a 3/4 inch pipe found;
- 4) N 88 degrees 08' 02" W 569.91 feet along said Raber's north line to a 5/8 inch rebar found;
- 5) S 08 degrees 45' 56" W 111.32 feet along said Raber's west line to an iron pin set;
- 6) S 46 degrees 46' 42" W 637.70 feet along said Raber's west line to a point in the center of S.R. 39, witnessed by a 5/8 inch rebar found N 46 degrees 46' 42" E 48.52 feet;
- 7) Along a curve to the right having a delta angle of 10 degrees 53' 13", R – 1206.32 feet, T – 114.95 feet, Ch. Brg. – N 53 degrees 59' 35" W, Ch. – 228.87 feet along the centerline of S.R. 39 an arc distance of 229.21 feet to a point;
- 8) N 44 degrees 18' 10" W 101.45 feet along the centerline of S.R. 39 to a point;
- 9) N 38 degrees 33' 10" W 208.00 feet along the centerline of S.R. 39 to a point;
- 10) N 37 degrees 12' 11" W 688.32 feet along the centerline of S.R. 39 to a point;
- 11) N 37 degrees 11' 15" W 165.84 feet along the centerline of S.R. 39 to a point;
- 12) Along a curve to the left having a delta angle of 01 degree 44' 57", R – 2864.80 feet, T – 43.73 feet, Ch. Brg. – N 38 degrees 03' 44" W, Ch. – 87.46 feet along the centerline of S.R. 39 an arc distance of 87.46 feet to a point, witnessed by a 1 inch rebar found N 29 degrees 50' 41" E 45.37 feet;
- 13) N 29 degrees 50' 41" E 244.51 feet along Raymond J. Miller and Nettie J. Miller's (O.R. 265 page 6404) east line to a 1 1/4 inch pipe found;
- 14) S 88 degrees 54' 14" E 107.70 feet along Berlin Antique Mall, LLC's (O.R. 189 page 3427) south line to a mag nail set;
- 15) S 04 degrees 54' 45" E 123.94 feet through the lands of said Dutch Heritage Farms, Inc. (D.V. 237 page 169) to an iron pin set;
- 16) S 01 degree 01' 47" W 104.58 feet through the lands of said Dutch Heritage Farms, Inc. to an iron pin set;
- 17) S 86 degrees 51' 40" E 135.83 feet through the lands of said Dutch Heritage Farms, Inc. to an iron pin set;
- 18) N 75 degrees 31' 54" E 37.93 feet through the lands of said Dutch Heritage Farms, Inc. to an iron pin set;
- 19) N 89 degrees 28' 54" E 59.79 feet through the lands of said Dutch Heritage Farms, Inc. to an iron pin set;
- 20) S 78 degrees 43' 24" E 127.39 feet through the lands of said Dutch Heritage Farms, Inc. to an iron pin set;

- 21) S 87 degrees 58' 16" E 64.14 feet through the lands of said Dutch Heritage Farms, Inc. to a 5/8 inch rebar found;
- 22) S 79 degrees 18' 10" E 64.59 feet along Conn Holdings, LLC's (O.R. 259 page 2770) south line to an iron pin set;
- 23) S 22 degrees 23' 54" E 142.79 feet along said Conn Holdings, LLC's west line to an iron pin set;
- 24) S 37 degrees 28' 15" E 129.33 feet along said Conn Holdings, LLCs west line to a point;
- 25) S 56 degrees 29' 02" W 161.92 feet along the north right of way line of Private Road 5519 (Plat vol. 2 page 610) and through the lands of said Dutch Heritage Farms, Inc. to a 5/8 inch rebar found;
- 26) N 05 degrees 46' 20" W 43.75 feet along the east line of Lot 1 of Berlin Township Subdivision No. 6 (Plat vol. 2 page 610) and along Country Acres Mini Golf, LLC's (O.R. 275 page 567) east line to a 5/8 inch rebar found;
- 27) N 01 degree 34' 17" E 41.73 feet along the east line of Lot 1 of said Berlin Township Subdivision No. 6 and along said Country Acres Mini Golf, LLC's east line to a 5/8 inch rebar found;
- 28) N 09 degrees 22' 41" E 73.90 feet along the east line of Lot 1 of said Berlin Township Subdivision No. 6 and along said Country Acres Mini Golf, LLC's east line to a 5/8 inch rebar found;
- 29) N 01 degree 44' 34" E 54.52 feet along the east line of Lot 1 of said Berlin Township Subdivision No. 6 and along said Country Acres Mini Golf, LLC's east line to a 5/8 inch rebar found;
- 30) N 24 degrees 20' 42" W 63.08 feet along the east line of Lot 1 of said Berlin Township Subdivision No. 6 and along said Country Acres Mini Golf, LLC's east line to a 5/8 inch rebar found;
- 31) N 54 degrees 52' 32" W 59.74 feet along the north line of Lot 1 of said Berlin Township Subdivision No. 6 and along said Country Acres Mini Golf, LLC's north line to a 5/8 inch rebar found;
- 32) N 79 degrees 13' 25" W 196.57 feet along the north line of Lot 1 of said Berlin Township Subdivision No. 6 and along said Country Acres Mini Golf, LLC's north line to a 5/8 inch rebar found;
- 33) S 21 degrees 55' 24" W 151.00 feet along the west line of Lot 1 of said Berlin Township Subdivision No. 6 and along said Country Acres Mini Golf, LLC's west line to an iron pin set;
- 34) S 61 degrees 32' 26" E 92.81 feet along the south line of Lot 1 of said Berlin Township Subdivision No. 6 and along said Country Acres Mini Golf, LLC's south line to an iron pin set;
- 35) S 08 degrees 08' 26" E 237.06 feet along the west line of Lot 1 of said Berlin Township Subdivision No. 6 and along said Country Acres Mini Golf, LLC's west line to a 5/8 inch rebar found;
- 36) S 83 degrees 51' 16" E 70.40 feet along the south line of Lot 1 of said Berlin Township Subdivision No. 6 and along said Country Acres Mini Golf, LLC's south line to a mag nail found on the north right of way line of Private Road 5519;
- 37) N 56 degrees 29' 02" E 154.42 feet along the north right of way line of Private Road 5519 and along the south line of Lot 1 of said Berlin Township Subdivision No. 6 and along said Country Acres Mini Golf, LLC's south line to a 5/8 inch rebar found;
- 38) N 56 degrees 29' 02" E 161.92 feet along the north right of way line of Private Road 5519 and through the lands of said Dutch Heritage Farms, Inc. to a point on said Conn Holdings, LLC's west line;
- 39) S 37 degrees 28' 15" E 113.59 feet along said Conn Holdings, LLC's west line to a 5/8 inch rebar found;

- 40) N 46 degrees 30' 10" E 143.93 feet along said Conn Holdings, LLC's south line to a mag nail set;
- 41) S 79 degrees 44' 36" E 179.24 feet along said Conn Holdings, LLC's south line to an iron pin set;
- 42) N 27 degrees 41' 48" E 247.32 feet along said Conn Holdings, LLC's east line to an iron pin set;
- 43) N 82 degrees 15' 10" E 209.41 feet along said Conn Holdings, LLC's south line to an iron pin set;
- 44) N 00 degrees 22' 20" E 250.21 feet along said Conn Holdings, LLC's east line to an iron pin set on Berlin Antique Mall, LLC's (O.R. 189 page 3427) south line;
- 45) S 88 degrees 54' 14" E 88.40 feet along said Berlin Antique Mall, LLC's south line to an iron pin set;
- 46) N 01 degree 27' 03" E 149.93 feet along said Berlin Antique Mall, LLC's east line to a mag nail set on the lot line;
- 47) S 88 degrees 54' 14" E 638.71 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 34.053 acres, but subject to all highways and easements of record.

This parcel is subject to an existing 50 foot easement recorded in Plat vol. 6 page 128.

This parcel is subject to an existing 50 foot private road #5519 recorded in Plat vol. 2 page 610.

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.

See Holmes County Plat Book 2, page 667 for survey.
 This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
 August 9, 2024


 Aaron L. Gerber P.S. 8379



PPN: 0100873007

FILE DESCRIPTION
 Holmes County Map Office
 11/01/2024

3 of 3