

Description - Lot 1

Being Lot 1 of Berlin Township Subdivision No. 7 recorded in Plat Book 19
Page 4323, of the Holmes County Plat Records.

Lot 1 contains 1.893 acres, but is subject to all easements of record.

Berlin Township Subdivision No. 7 is situated in Lot 19, Third Quarter, Berlin Township, T-9 N, R-5 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 Lot 19, Third Quarter, Berlin Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands conveyed to Brian L. Yoder and Kathryn M. Yoder in Official Record vol. 270 page 742.

Commencing at a 5/8 inch rebar found marking the southeast corner of Lot 19, thence N 89 degrees 04' 00" W 521.75 feet along the lot line to a 5/8 inch rebar found, thence N 01 degrees 33' 13" W 390.94 feet along Albert E. Yoder and Edna A. Yoder's (D.V. 282 page 71) west line to a 5/8 inch rebar found, thence S 89 degrees 08' 02" W 377.16 feet along said Albert E. Yoder and Edna A. Yoder's south line to a 5/8 inch rebar found, thence N 02 degrees 34' 40" E 17.64 feet along said Albert E. Yoder and Edna A. Yoder's west line to a 5/8 inch rebar found, thence S 88 degrees 14' 28" W 156.75 feet along said Albert E. Yoder and Edna A. Yoder's south line to a 5/8 inch rebar found, thence N 52 degrees 00' 23" W 38.87 feet along said Albert E. Yoder and Edna A. Yoder's south line to a 5/8 inch rebar found, thence S 86 degrees 33' 57" W 70.33 feet along said Albert E. Yoder and Edna A. Yoder's south line to a 5/8 inch rebar found, thence S 86 degrees 33' 57" W 380.69 feet along Duane D. Schlabach and Marilyn D. Schlabach's (O.R. 270 page 5016) south line to a R.R. spike found in the center of T.R. 369, thence S 03 degrees 31' 32" W 25.185 feet along the centerline of T.R. 369 to a point the TRUE POINT OF BEGINNING.

thence N 86 degrees 33' 57" E 435.15 feet along the centerline of a 50 foot common access easement and through the lands of said Brian L. Yoder and Kathryn M. Yoder to a point 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 Aaron L. Gerber, P.S. 8379.
November 13, 2020



Aaron L. Gerber P.S. 8379



Parcel Number: 0101288015

FILE DESCRIPTION
Holmes County Map Office
3/10/2021