

Description 2.000 acre parcel

Being part of Lot 21, First Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to Joseph Miller, Jr. and Julia Miller in Official Record vol. 269 page 2027, PN 0101302003.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northeast corner of Lot 21, thence N 88 degrees 54' 28" W 855.36 feet along the lot line to a point, thence S 23 degrees 54' 22" W 252.43 feet along the west line of Lot 6 of Garden View Subdivision Replat No. 1 (Plat vol. 2 page 576) and along Yoder 5, LLC's (O.R. 267 page 896) west line and along the west line of Lot 5 of Somerset Allotment No. 1 Replat of Lots 1 and 2 (Plat vol. 19 page 857) and along Yoder 5, LLC's (O.R. 264 page 4020) west line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SIXTEEN (16) COURSES:

- 1) S 23 degrees 54' 22" W 80.30 feet along the west line of Lot 5 of said Somerset Allotment No. 1 Replat of Lots 1 and 2 and along said Yoder 5, LLC's (O.R. 264 page 4020) west line to a 5/8 inch rebar found;
- 2) N 63 degrees 07' 02" W 101.27 feet along Ridgestar Group, LLC's (O.R. 269 page 2025) north line to a 5/8 inch rebar found;
- 3) S 84 degrees 42' 01" W 20.31 feet along said Ridgestar Group, LLC's north line to a 5/8 inch rebar found;
- 4) S 23 degrees 45' 29" W 70.40 feet along said Ridgestar Group, LLC's west line to a 5/8 inch rebar found;
- 5) S 51 degrees 34' 42" W 40.72 feet along said Ridgestar Group, LLC's west line to a 5/8 inch rebar found;
- 6) S 72 degrees 11' 49" W 30.58 feet along said Ridgestar Group, LLC's west line to a 5/8 inch rebar found;
- 7) N 68 degrees 46' 18" W 10.37 feet along said Ridgestar Group, LLC's west line to a 5/8 inch rebar found;
- 8) S 24 degrees 07' 07" W 87.55 feet along said Ridgestar Group, LLC's west line to a point in T.R. 359 and on Jerry L. Mast, Co-Trustee and Mary Ellen Mast, Co-Trustee's (O.R. 268 page 6690) north line, witnessed by a 5/8 inch rebar found N 24 degrees 07' 07" E 11.86 feet;
- 9) N 63 degrees 29' 40" W 205.19 feet along T.R. 359 and along said Mast's north line to a point, witnessed by a 1 inch rebar found S 10 degrees 12' 54" W 35.00 feet;

- 10) N 58 degrees 30' 00" W 122.17 feet along T.R. 359 and along Conn Vacation Rentals, LLC's (O.R. 269 page 3202) north line to a 5/8 inch rebar found;
- 11) N 52 degrees 26' 41" W 43.09 feet along T.R. 359 and along said Conn Vacation Rentals, LLC's north line to a point, witnessed by an iron pin set N 37 degrees 33' 19" E 18.48 feet;
- 12) N 37 degrees 33' 19" E 32.38 feet through the lands of said Miller to a R.R. spike set;
- 13) N 78 degrees 53' 00" E 369.48 feet through the lands of said Miller to a point in a stream, witnessed by an iron pin set S 14 degrees 35' 39" E 10.00 feet;
- 14) N 87 degrees 19' 13" E 78.00 feet along a stream and through the lands of said Miller to a point, witnessed by an iron pin set S 10 degrees 19' 02" W 10.00 feet;
- 15) S 72 degrees 54' 27" E 64.00 feet along a stream and through the lands of said Miller to a point, witnessed by an iron pin set S 29 degrees 14' 26" W 10.00 feet;
- 16) S 53 degrees 12' 56" E 98.00 feet along a stream and through the lands of said Miller to the TRUE POINT OF BEGINNING.

This parcel contains 2.000 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 Surveying LLC".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83.

See Holmes County Plat Book 19, page 4494 for survey.
 This survey made and description prepared by Aaron L. Gerber, P.S. 8379,
 July 14, 2021

Aaron L. Gerber

P.S. 8379



Parcel Number: 0101302006

FILE DESCRIPTION
 Holmes County Map Office
 9/16/2021

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