

Description 3.730 acre parcel

Being a part of Lot 1, Fourth Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to Warren L. Miller in Deed vol. 233 page 864 and Official Record vol. 264 page 5279, PN 0101319003.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northeast corner of said Lot 1, thence N 88 degrees 32' 23" W 168.50 feet along the lot line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following TEN (10) COURSES:

- 1) S 01 degrees 12' 25" W 100.13 feet along Timothy J. Miller and Michelle J. Miller's (O.R. vol. 206 page 2904) west line to a 5/8 inch rebar found on Lizzie Ann Miller, Trustee's (O.R. vol. 28 page 874 and O.R. vol. 273 page 1982) north line;
- 2) S 82 degrees 36' 06" W 165.30 feet along said Lizzie Ann Miller's north line to a 5/8 inch rebar found;
- 3) S 33 degrees 01' 24" W 211.54 feet along said Lizzie Ann Miller's west line to a 5/8 inch rebar found;
- 4) S 32 degrees 58' 56" W 256.79 feet along Warren L. Miller's (Deed vol. 255 page 558 and O.R. vol. 264 page 5279) west line to a point in a creek, witnessed by an iron pin set N 32 degrees 58' 56" E 15.58 feet;
- 5) N 23 degrees 43' 31" W 50.00 feet along the east line of T.R. 376 to a 5/8 inch rebar found;
- 6) S 66 degrees 16' 29" W 14.93 feet along the east line of T.R. 376 to a mag nail set;
- 7) N 38 degrees 15' 13" W 202.06 feet along the east line of T.R. 376 and along the east line of Lot 8 of The Meadows Allotment No. 1 (P. 2-251) and along John S. Kalman and Suzanne L. Kalman's (O.R. vol. 20 page 293) east line to a 5/8 inch rebar found;
- 8) N 23 degrees 15' 41" W 3.89 feet along Darrick Hummel and Sheri Hummel's (O.R. vol. 273 page 580) east line to a 5/8 inch rebar found;
- 9) N 07 degrees 53' 13" E 328.93 feet along said Hummel's east line to a 5/8 inch rebar found on the lot line;
- 10) S 88 degrees 32' 23" E 536.57 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 3.730 acres, but subject to all highways and easements of record.

The above described parcel is subject to a 50 foot common access easement for the purpose of ingress and egress, and further described as follows:

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Commencing at a 5/8 inch rebar found marking the northeast corner of said Lot 1, thence N 88 degrees 32' 23" W 168.50 feet along the lot line to a 5/8 inch rebar found, thence S 01 degrees 12' 25" W 100.13 feet along Timothy J. Miller and Michelle J. Miller's (O.R. 206 page 2904) west line to a 5/8 inch rebar found, thence S 82 degrees 36' 06" W 165.30 feet along Lizzie Ann Miller, Trustee's (O.R. 28 page 874 and O.R. 273 page 1982) north line to a 5/8 inch rebar found, thence S 33 degrees 01' 24" W 211.54 feet along said Miller's west line to a 5/8 inch rebar found, thence S 32 degrees 58' 56" W 256.79 feet along Warren L. Miller's (D.V. 255 page 559 and O.R. 264 page 5279)

west line to a point, thence N 23 degrees 43' 31" W 29.90 feet along the east line of T.R. 376 to a point the TRUE POINT OF BEGINNING.

thence N 32 degrees 58' 56" E 290.38 feet along the centerline of a 50 foot common access easement and through the lands of said Miller (D.V. 233 page 864 and O.R. 264 page 5279) 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 Plat vol. 2 page 251.

See Holmes County Plat Book 19, page 4390 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
December 15, 2020



Donald C. Baker P.S. 6938



Parcel Number: 0101319161

FILE DESCRIPTION
Holmes County Map Office
5/10/2021

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