

Description 4.400 acre parcel

Being a part of Lot 16, First Quarter, T-9 N, R-6 W, Berlin Township, Holmes County, Ohio, also known as part of the lands conveyed to Raymond J. Kauffman and Esther Kauffman in Deed vol. 245 page 369, Deed vol. 254 page 431 and Official Record vol. 257 page 1482, PN 0101324002.

Described as follows:

Commencing at a 5/8 inch rebar found in T.R. 362 marking the northeast corner of Lot 16, thence S 00 degrees 29' 42" W 759.18 feet along the lot line and along T.R. 362 to a point at the intersection of T.R. 362 and T.R. 361 the TRUE POINT OF BEGINNING, witnessed by a 1 inch pipe found N 79 degrees 21' 43" W 5.18 feet.

thence with the following TEN (10) COURSES:

- 1) S 00 degrees 29' 42" W 192.06 feet along the lot line to a 5/8 inch rebar found;
- 2) N 89 degrees 51' 16" W 171.14 feet along Ivan J. Mast and Mary Ellen Mast's (Deed vol. 208 page 743) north line to a 1 inch rebar found;
- 3) S 00 degrees 09' 25" W 405.98 feet along said Mast's west line to an iron pin set;
- 4) N 89 degrees 50' 45" W 347.55 feet through the lands of said Kauffman to an iron pin set;
- 5) N 00 degrees 09' 25" E 107.30 feet through the lands of said Kauffman to a 5/8 inch rebar found;
- 6) N 47 degrees 23' 54" E 122.98 feet through the lands of said Kauffman to a 5/8 inch rebar found;
- 7) N 11 degrees 32' 12" E 141.33 feet through the lands of said Kauffman to a 5/8 inch rebar found;
- 8) N 02 degrees 24' 51" W 104.38 feet through the lands of said Kauffman to an iron pin set on Raymond R. Kauffman and Amanda M. Kauffman's (O.R. 257 page 2496) east line;
- 9) N 31 degrees 04' 30" E 251.46 feet along said Raymond R. Kauffman and Amanda M. Kauffman's east line to a 5/8 inch rebar found in T.R. 361;
- 10) S 79 degrees 21' 43" E 281.82 feet along Dennis A. Miller and Ellen E. Miller's (O.R. 192 page 709) south line and along T.R. 361 to the TRUE POINT OF BEGINNING.

This parcel contains 4.400 acres, but subject to all highways and easements of record.

This parcel is subject to an existing 50 foot easement recorded in Plat vol. 8 page 573.
This parcel is subject to a 20 foot non-exclusive easement, recorded in Plat vol. 19 page 3040.

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 4195 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
July 15, 2020



Aaron L. Gerber P.S. 8379



Parcel Number: 0101324022

FILE DESCRIPTION
Holmes County Map Office
10/22/2020

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