

Description 11.016 acre parcel

Being part of Lot 4, First Quarter, T-9 N, R-6 W, Berlin Township, Holmes County, Ohio, also known as part of the lands conveyed to Eleanor E. Mitten, Co-Trustee and Robert Sapiro, Co-Trustee in Official Record vol. 272 page 2532, PN 0100052000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southwest corner of Lot 4, thence S 88 degrees 37' 24" E 722.19 feet along the lot line to a point in a pond, thence N 01 degrees 35' 52" E 318.81 feet along Jonas R. Troyer and Rebecca Ruth Troyer's (O.R. 233 page 946) east line to a 5/8 inch rebar found, thence N 29 degrees 28' 21" E 232.15 feet along said Troyer's east line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following NINE (9) COURSES:

- 1) N 29 degrees 28' 21" E 227.33 feet along said Troyer's east line to a 5/8 inch rebar found;
- 2) N 06 degrees 02' 16" W 334.13 feet along said Troyer's east line to a 5/8 inch rebar found;
- 3) S 89 degrees 12' 38" E 1726.11 feet along said Troyer's south line to a point on the lot line and in C.R. 207, witnessed by a 5/8 inch rebar found N 89 degrees 12' 38" W 11.34 feet;
- 4) S 00 degrees 14' 52" E 108.00 feet along the lot line and along C.R. 207 to a point, witnessed by an iron pin set N 89 degrees 12' 38" W 16.00 feet;
- 5) N 89 degrees 12' 38" W 50.01 feet through the lands of said Mitten and Sapiro to an iron pin set;
- 6) N 00 degrees 14' 52" W 57.99 feet through the lands of said Mitten and Sapiro to an iron pin set;
- 7) N 89 degrees 12' 38" W 861.99 feet through the lands of said Mitten and Sapiro to an iron pin set;
- 8) S 00 degrees 14' 52" E 481.27 feet through the lands of said Mitten and Sapiro to an iron pin set;
- 9) N 89 degrees 12' 38" W 893.12 feet through the lands of said Mitten and Sapiro to the TRUE POINT OF BEGINNING.

This parcel contains 11.016 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 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83 (2011 adjustment).

See Holmes County Plat Book 19, page 4868 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
October 25, 2022



Donald C. Baker P.S. 6938



Parcel Number: 0100052005

FILE DESCRIPTION
Holmes County Map Office
11/30/2022

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