

Description 24.798 acre parcel

Being part of Lots 39 and 40, Third Quarter, Berlin Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands conveyed to Berlin East, LLC in Official Record vol. 286 page 2275, PN 0100107001.

Described as follows:

Beginning at a 5/8 inch rebar found marking the northwest corner of Lot 40 the TRUE POINT OF BEGINNING.

thence with the following THIRTY-TWO (32) COURSES:

- 1) S 89 degrees 38' 30" E 1145.12 feet along the lot line to a point in the center of C.R. 120, witnessed by an iron pin set N 89 degrees 38' 30" W 24.00 feet;
- 2) S 03 degrees 15' 52" W 162.00 feet along the centerline of C.R. 120 to a point;
- 3) S 03 degrees 54' 06" W 168.13 feet along the centerline of C.R. 120 to a point;
- 4) S 05 degrees 48' 01" W 97.51 feet along the centerline of C.R. 120 to a point;
- 5) S 07 degrees 23' 11" W 61.10 feet along the centerline of C.R. 120 to a point;
- 6) S 08 degrees 50' 48" W 77.13 feet along the centerline of C.R. 120 to a point;
- 7) S 10 degrees 17' 05" W 53.60 feet along the centerline of C.R. 120 to a point;
- 8) S 11 degrees 26' 21" W 67.79 feet along the centerline of C.R. 120 to a point;
- 9) S 13 degrees 03' 13" W 82.19 feet along the centerline of C.R. 120 to a point;
- 10) S 14 degrees 42' 39" W 67.47 feet along the centerline of C.R. 120 to a point;
- 11) S 16 degrees 16' 53" W 71.99 feet along the centerline of C.R. 120 to a point;
- 12) S 17 degrees 36' 24" W 76.73 feet along the centerline of C.R. 120 to a point;
- 13) S 19 degrees 20' 52" W 88.15 feet along the centerline of C.R. 120 to a point;
- 14) S 20 degrees 53' 39" W 87.07 feet along the centerline of C.R. 120 to a point;
- 15) S 22 degrees 26' 53" W 77.00 feet along the centerline of C.R. 120 to a point;
- 16) S 24 degrees 14' 08" W 83.62 feet along the centerline of C.R. 120 to a point;
- 17) S 25 degrees 58' 56" W 72.89 feet along the centerline of C.R. 120 to a point;
- 18) S 27 degrees 32' 40" W 79.08 feet along the centerline of C.R. 120 to a point;
- 19) S 29 degrees 14' 21" W 93.61 feet along the centerline of C.R. 120 to a point;
- 20) S 30 degrees 58' 21" W 67.20 feet along the centerline of C.R. 120 to a point;
- 21) S 26 degrees 07' 28" W 69.74 feet along the centerline of C.R. 120 to a point;
- 22) S 44 degrees 28' 28" W 35.64 feet along the centerline of C.R. 120 to a R.R. spike found on the lot line;
- 23) S 34 degrees 41' 45" W 149.09 feet (passing into Lot 39) along the centerline of C.R. 120 to a point;
- 24) S 37 degrees 55' 19" W 145.83 feet along the centerline of C.R. 120 to a point;
- 25) S 40 degrees 26' 15" W 165.08 feet along the centerline of C.R. 120 to a point;
- 26) S 40 degrees 43' 18" W 114.87 feet along the centerline of C.R. 120 to a point;
- 27) S 37 degrees 35' 39" W 18.29 feet along the centerline of C.R. 120 to a point, witnessed by a 5/8 inch rebar found N 49 degrees 41' 56" W 50.00 feet;
- 28) N 49 degrees 41' 56" W 317.88 feet along Paul J. Yoder and Sara Mae Yoder's (O.R. 278 page 5183) north line to a 1/2 inch pipe found;
- 29) N 40 degrees 18' 16" E 992.07 feet (passing into Lot 40) along said Yoder's east line to a stone found;
- 30) N 00 degrees 48' 31" E 658.87 feet along said Yoder's east line to a 5/8 inch rebar found;

31) N 89 degrees 06' 49" W 712.80 feet along said Yoder's north line to a 5/8 inch rebar found on the lot line;

32) N 00 degrees 53' 11" E 484.98 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 24.798 acres but subject to all highways and easements of record. Containing 3.437 acres in Lot 39 and 21.361 acres in Lot 40.

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, 2011 adjustment.

See Holmes County Plat Book 19, page 5195 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
September 22, 2023



Aaron L. Gerber P.S. 8379



Parcel Number: 0100107002

FILE DESCRIPTION
Holmes County Map Office
1/12/2024

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