

Description 139.563 acre parcel

Being a part of Lots 13 and 14, Fourth Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to Lynn Hochstetler and Freda E. Hochstetler in Deed vol. 226 page 513 and Official Record vol. 192 page 918, PN 0100199000 and PN 0100196002.

Described as follows:

Beginning at a 5/8 inch rebar found marking the southwest corner of Lot 13 the TRUE POINT OF BEGINNING.

thence with the following THIRTY-ONE (31) COURSES:

- 1) N 01 degrees 15' 57" E 659.34 feet along the lot line to a point in T.R. 354, witnessed by an iron pin set S 01 degrees 15' 57" W 57.65 feet;
- 2) N 43 degrees 29' 39" E 55.21 feet along the centerline of T.R. 354 to a point;
- 3) N 28 degrees 27' 35" E 64.76 feet along the centerline of T.R. 354 to a point;
- 4) N 16 degrees 15' 24" E 80.66 feet along the centerline of T.R. 354 to a point;
- 5) N 06 degrees 43' 20" E 320.05 feet along the centerline of T.R. 354 to a point;
- 6) N 39 degrees 32' 30" E 9.53 feet along the centerline of T.R. 354 to a point, witnessed by an iron pin set S 87 degrees 48' 34" W 23.61 feet;
- 7) S 87 degrees 48' 34" W 124.13 feet through the lands of said Hochstetler to a 5/8 inch rebar found on the lot line;
- 8) N 01 degrees 15' 57" E 73.32 feet along the lot line to a point;
- 9) N 87 degrees 14' 02" W 9.33 feet (passing into Lot 14) through the lands of said Hochstetler to a 5/8 inch rebar found;
- 10) N 01 degrees 15' 57" E 377.89 feet along Robert L. Hochstetler and Lois Jean Hochstetler's (D.V. 263 page 301 and O.R. 186 page 575) east line to an iron pin set;
- 11) S 88 degrees 22' 41" E 50.00 feet (passing into Lot 13) through the lands of said Lynn Hochstetler and Freda E. Hochstetler to an iron pin set;
- 12) N 01 degrees 15' 57" E 202.43 feet through the lands of said Lynn Hochstetler and Freda E. Hochstetler to an iron pin set;
- 13) S 88 degrees 22' 41" E 170.00 feet through the lands of said Lynn Hochstetler and Freda E. Hochstetler to an iron pin set;
- 14) N 01 degrees 15' 57" E 350.00 feet through the lands of said Lynn Hochstetler and Freda E. Hochstetler to an iron pin set;
- 15) S 88 degrees 22' 41" E 240.86 feet through the lands of said Lynn Hochstetler and Freda E. Hochstetler to an iron pin set;
- 16) N 22 degrees 10' 14" E 513.28 feet through the lands of said Lynn Hochstetler and Freda E. Hochstetler to a point on the lot line and in T.R. 310, witnessed by an iron pin set S 22 degrees 10' 14" W 43.41 feet;
- 17) S 88 degrees 22' 23" E 709.69 feet along the lot line and along T.R. 310 to a point at the intersection of T.R. 310 and T.R. 354;
- 18) S 47 degrees 00' 17" W 71.18 feet along the centerline of T.R. 354 to a point;
- 19) S 47 degrees 00' 17" W 9.13 feet along the centerline of T.R. 354 to a point;
- 20) S 39 degrees 54' 30" W 1052.09 feet along the centerline of T.R. 354 to a point, witnessed by an iron pin set N 48 degrees 40' 27" W 19.71 feet;

- 21) N 48 degrees 40' 27" W 207.62 feet through the lands of said Lynn Hochstetler and Freda E. Hochstetler to an iron pin set;
- 22) S 37 degrees 26' 28" W 525.47 feet through the lands of said Lynn Hochstetler and Freda E. Hochstetler to an iron pin set;
- 23) S 46 degrees 57' 37" E 339.14 feet through the lands of said Lynn Hochstetler and Freda E. Hochstetler to an iron pin set;
- 24) N 45 degrees 05' 34" E 895.36 feet through the lands of said Lynn Hochstetler and Freda E. Hochstetler to an iron pin set;
- 25) N 65 degrees 50' 51" E 302.94 feet through the lands of said Lynn Hochstetler and Freda E. Hochstetler to an iron pin set;
- 26) N 40 degrees 55' 33" E 734.66 feet through the lands of said Lynn Hochstetler and Freda E. Hochstetler to an iron pin set;
- 27) N 88 degrees 22' 23" W 482.86 feet through the lands of said Lynn Hochstetler and Freda E. Hochstetler to a point in the centerline T.R. 354, witnessed by an iron pin set S 88 degrees 22' 23" E 48.72 feet;
- 28) N 47 degrees 00' 17" E 71.18 feet along the centerline of T.R. 354 to a point on the lot line;
- 29) S 88 degrees 22' 23" E 1316.29 feet along the lot line to a 5/8 inch rebar found marking the northeast corner of Lot 13;
- 30) S 01 degrees 03' 14" W 2641.34 feet along the lot line to a 5/8 inch rebar found marking the southeast corner of Lot 13;
- 31) N 88 degrees 19' 17" W 2670.46 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 139.563 acres, but subject to all highways and easements of record.

Containing 139.482 acres in Lot 13 and 0.081 acres in Lot 14.

This parcel is subject to a 50 foot easement for the purpose of ingress, egress and general utilities and further described as follows:

Being a part of Lots 13 and 14, Fourth Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to Lynn Hochstetler and Freda E. Hochstetler in Deed vol. 226 page 513 and Official Record vol. 192 page 918, PN 0100199000 and PN 0100196002.

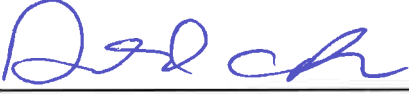
Commencing at a 5/8 inch rebar found marking the northwest corner of Lot 13, thence S 01 degrees 15' 57" W 1033.12 feet along the lot line to a point, thence S 88 degrees 22' 41" E 15.68 feet through the lands of said Hochstetler to a point the TRUE POINT OF BEGINNING.

Thence with the following TWO (2) COURSES:

- 1) S 01 degrees 15' 57" W 362.23 feet along the centerline of said 50 foot easement and through the lands of said Hochstetler to a point;
- 2) S 62 degrees 21' 13" E 131.66 feet along the centerline of said 50 foot easement and through the lands of said Hochstetler to a point in the center of T.R. 354 and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings assumed.

See Holmes County Plat Book 2, page 604 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
June 18, 2020



Donald C. Baker P.S. 6938



Parcel Number: 0100199006

FILE DESCRIPTION

Holmes County Map Office
9/28/2020

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