

Description – Lot 1

Being Lot 1 of Berlin Township Subdivision No. 17 recorded in Plat Book 19
Page 5365, of the Holmes County Plat Records.

Lot 1 contains 4.247 acres, but is subject to all highways and easements of record.

Berlin Township Subdivision No. 17 is situated in Lot 18, First Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio.

Note: Lot 1 is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

Note: Lot 1 is subject to and has access by a 50 foot common access easement for the purpose of ingress, egress, and general utilities, and further described as follows:

Being a part of Lot 18, First Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to Joseph R. Keim and Mary J. Keim in Official Record vol. 279 page 6448, PN 0100230009.

Commencing at a R.R. spike found in C.R. 201 marking the northeast corner of Lot 18, thence S 00 degrees 22' 25" W 688.68 feet along the lot line and along C.R. 201 to a point the TRUE POINT OF BEGINNING.

thence with the following TWO (2) COURSES along the centerline of a 50 foot common access easement:

- 1) N 89 degrees 48' 39" W 509.00 feet through the lands of said Keim to a point;
- 2) N 00 degrees 22' 25" E 47.54 feet through the lands of said Keim to a point on the south line of Lot 2 of Berlin Township Subdivision No. 17 and THERE ENDS.

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.

This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
February 7, 2024

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P.S. 8379



PPN: 0100230016

