

Description - Lot 1

Being Lot 1 of Berlin Township Subdivision No. 12 recorded in Plat Book 19
Page 4608, of the Holmes County Plat Records.

Lot 1 contains 5.000 acres, but is subject to all highways and easements of record.

Berlin Township Subdivision No. 12 is situated in the northwest quarter of Section 4,
Berlin Township, T-9 N, R-5 W, Holmes County, Ohio.

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

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

Being a part of the northwest quarter of Section 4, Berlin Township, T-9 N, R-5 W,
Holmes County, Ohio, also known as part of the lands conveyed to Orris I. Wengerd and
Wilma R. Wengerd in Official Record vol. 226 page 577, PN 0100279000.

Commencing at a R.R. spike found in C.R. 207 marking the southeast corner of the
northwest quarter of Section 4, thence N 89 degrees 28' 52" W 1374.20 feet along the
quarter section line to a point the TRUE POINT OF BEGINNING.

thence N 01 degrees 13' 33" E 1000.00 feet along the centerline of a 50 foot easement
and through the lands of said Wengerd to a point on the south line of said Lot 1 and
THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938".
Basis of bearings from Plat vol. 2 page 562.

This survey made and description prepared by Donald C. Baker, P.S. 6938.
November 9, 2021


Donald C. Baker P.S. 6938



Parcel Number: 0100279001

FILE DESCRIPTION
Holmes County Map Office
1/24/2022