

Description 2.514 acre parcel

Being a part of Lot 15, First Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to J. Philip Miller in Deed vol. 257 page 817 and Deed vol. 273 page 703, PN 0100514000 and PN 0100297004.

Described as follows:

Commencing at a R.R. spike set in the center of T.R. 351 marking the southwest corner of said Lot 15, thence N 00 degrees 14' 46" E 536.48 feet along the lot line and along the centerline of T.R. 351 to a point, the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 88 degrees 39' 50" E 30.01 feet.

thence with the following SEVEN (7) COURSES:

- 1) N 00 degrees 14' 46" E 50.01 feet along the lot line and along the centerline of T.R. 351 to a point, witnessed by an iron pin set S 88 degrees 39' 50" E 35.00 feet;
- 2) S 88 degrees 39' 50" E 547.62 feet through the lands of said Miller to an iron pin set on Conn Schlabach Properties LLC's (O.R. 271 page 1377) west line;
- 3) S 01 degrees 06' 33" W 244.88 feet along said Conn Schlabach Properties LLC's west line to a 5/8 inch rebar found;
- 4) N 81 degrees 51' 14" W 295.64 feet along Kent M. Miller and Lori J. Miller's (O.R. 183 page 1235) north line and along David A. Miller and Brenda C. Miller's (O.R. 183 page 1232) north line to a 5/8 inch rebar found;
- 5) S 70 degrees 38' 39" W 134.47 feet along said David A. Miller and Brenda C. Miller's north line to a 5/8 inch rebar found;
- 6) N 16 degrees 53' 25" W 218.29 feet through the lands of said J. Philip Miller to an iron pin set;
- 7) N 88 degrees 39' 50" W 60.01 feet through the lands of said J. Philip Miller to the TRUE POINT OF BEGINNING.

This parcel contains 2.514 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". Bearings from Ohio State Plane Coordinate System, north zone, N.A.D. 83.

See Holmes County Plat Book 19, page 4344 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
August 5, 2019
Revised February 8, 2021



Aaron L. Gerber

P.S. 8379



Parcel Number: 0100297031

FILE DESCRIPTION

Holmes County Map Office

3/24/2021