

Description 16.151 acre parcel

Being part of Lot 2, Fourth Quarter, T-9 N, R-6 W, Berlin Township, Holmes County, Ohio, also known lands conveyed to Ben B. Miller, Co-trustee and John S. Miller, Co-Trustee in Official Record vol. 254 page 7106, PN 0100508000 and PN 0100508001.

Described as follows:

Beginning at a drill hole with crowsfoot in concrete found marking the northeast corner of Lot 2 the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 88 degrees 40' 29" W 27.03 feet.

thence with the following FOURTEEN (14) COURSES:

- 1) S 00 degrees 27' 03" W 904.30 feet along the lot line to an iron pin set;
- 2) N 89 degrees 22' 57" W 1475.84 feet along Ben B. Miller, Co-Trustee and John S. Miller, Co-Trustee's (O.R. 254 page 7106 and O.R. 254 page 7096) north line to a 5/8 inch rebar found;
- 3) N 00 degrees 22' 20" W 182.30 feet along said Miller's (O.R. 254 page 7106 and O.R. 254 page 7096) east line to a point in the center of U.S. 62 and S.R. 39, witnessed by an iron pin set S 00 degrees 22' 20" E 57.66 feet;
- 4) N 84 degrees 19' 56" E 85.18 feet along the centerline of U.S. 62 and S.R. 39 to a point;
- 5) N 82 degrees 54' 50" E 15.00 feet along the centerline of U.S. 62 and S.R. 39 to a point;
- 6) Along a curve to the left having a delta angle of 23 degrees 39' 00", R – 1432.40 feet, T – 299.90 feet, Ch. Brg. – N 71 degrees 05' 20" E, Ch. – 587.06 feet along the centerline of U.S. 62 and S.R. 39 an arc distance of 591.25 feet to a point;
- 7) N 59 degrees 15' 50" E 75.00 feet along the centerline of U.S. 62 and S.R. 39 to a point;
- 8) N 53 degrees 56' 00" E 225.10 feet along the centerline of U.S. 62 and S.R. 39 to a point;
- 9) N 53 degrees 15' 50" E 114.58 feet along the centerline of U.S. 62 and S.R. 39 to a point, witnessed by an iron pin set S 20 degrees 39' 10" E 78.94 feet;
- 10) S 20 degrees 39' 10" E 150.00 feet along A-C Positive, Co.'s (D.V. 228 page 264) west line to an iron pin set;
- 11) N 53 degrees 15' 50" E 200.00 feet along said A-C Positive, Co.'s south line to an iron pin set;

- 12) N 20 degrees 39' 10" W 150.00 feet along said A-C Positive, Co.'s east line to a point in the center of U.S. 62 and S.R. 39, witnessed by an iron pin set S 20 degrees 39' 10" E 65.27 feet;
- 13) N 53 degrees 15' 50" E 250.00 feet along the centerline of U.S. 62 and S.R. 39 to a point on the lot line;
- 14) S 88 degrees 40' 29" E 130.19 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 16.151 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 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 4880 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
June 14, 2022

  
Donald C. Baker P.S. 6938



Parcel Number: 0100508003

**FILE DESCRIPTION**  
Holmes County Map Office  
12/14/2022

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