

Description - Lot 1

Being Lot 1 of Berlin Township Subdivision No. 9 recorded in Plat Book 19
Page 4652, of the Holmes County Plat Records.

Lot 1 contains 1.599 acres, but is subject to all easements of record.

Berlin Township Subdivision No. 9 is situated in the southeast quarter of Section 6,
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 southeast quarter of Section 6, Berlin Township, T-9 N, R-5 W,
Holmes County, Ohio, also known as part of the lands conveyed to Jason J. Raber and
Melissa D. Raber in Official Record vol. 259 page 1734, PN 0100585000.

Commencing at a R.R. spike found at the intersection of T.R. 366 and C.R. 77 marking
the southeast corner of the southeast quarter of Section 6, thence N 01 degrees 10' 20"
E 1380.83 feet along the section line and along C.R. 77 to a point, thence N 89 degrees
04' 19" W 29.82 feet along Harvey J. Bowman and Ruth H. Bowman's (D.V. 280 page
366, O.R. 138 page 31 and O.R. 138 page 36) north line to a 5/8 inch rebar found,
thence N 00 degrees 49' 34" E 195.13 feet along Holmes County Commissioners' (O.R.
197 page 1999) west line and along C.R. 77 to a point the TRUE POINT OF
BEGINNING.

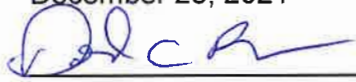
thence N 89 degrees 21' 54" W 9.92 feet along the centerline of a 50 foot easement and
through the lands of said Raber to a point;

thence N 89 degrees 21' 22" W 157.17 feet along the centerline of a 50 foot easement
and through the lands of said Raber to a point on the east line of said Lot 1 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.

This survey made and description prepared by Donald C. Baker, P.S. 6938,
December 23, 2021


Donald C. Baker P.S. 6938



Parcel Number: 0100585009

FILE DESCRIPTION
Holmes County Map Office
3/18/2022