

Description 0.655 acre parcel

Being part of Lot 23, Third Quarter, T-9 N, R-5 W, Berlin Township, Holmes County, Ohio, also known as part of the lands conveyed to Dutch Heritage Farms, Inc. in Deed vol. 237 page 169, PN 0100873000.

Described as follows:

Commencing at an iron pin set marking the northeast corner of Lot 23, thence N 88 degrees 54' 14" W 638.71 feet along the lot line to a mag nail set, thence S 01 degree 27' 03" W 149.93 feet along Berlin Antique Mall, LLC's (O.R. 189 page 3427) east line to an iron pin set, thence N 88 degrees 54' 14" W 905.62 feet along said Berlin Antique Mall, LLC's south line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following THIRTEEN (13) COURSES:

- 1) S 12 degrees 23' 04" W 249.20 feet along Conn Holdings, LLC's (O.R. 259 page 2770) west line to a 5/8 inch rebar found;
- 2) N 87 degrees 58' 16" W 64.14 feet through the lands of said Dutch Heritage Farms, Inc. to an iron pin set;
- 3) N 78 degrees 43' 24" W 127.39 feet through the lands of said Dutch Heritage Farms, Inc. to an iron pin set;
- 4) S 89 degrees 28' 54" W 59.79 feet through the lands of said Dutch Heritage Farms, Inc. to an iron pin set;
- 5) S 75 degrees 31' 54" W 37.93 feet through the lands of said Dutch Heritage Farms, Inc. to an iron pin set;
- 6) N 86 degrees 51' 40" W 135.83 feet through the lands of said Dutch Heritage Farms, Inc. to an iron pin set;
- 7) N 01 degree 01' 47" E 104.58 feet through the lands of said Dutch Heritage Farms, Inc. to an iron pin set;
- 8) N 04 degrees 54' 45" W 123.94 feet through the lands of said Dutch Heritage Farms, Inc. to a mag nail set on said Berlin Antique Mall, LLC's south line;
- 9) S 88 degrees 54' 14" E 28.50 feet along said Berlin Antique Mall, LLC's south line to a mag nail set;
- 10) S 05 degrees 09' 04" E 211.37 feet along Berlin Antique Mall, LLC's (O.R. 204 page 1066) west line to a mag nail set;
- 11) S 88 degrees 54' 14" E 349.40 feet along said Berlin Antique Mall, LLC's south line to a 5/8 inch rebar found;
- 12) N 01 degree 05' 26" E 210.11 feet along said Berlin Antique Mall, LLC's east line to a 5/8 inch rebar found;

13) S 88 degrees 54' 14" E 82.56 feet along Berlin Antique Mall, LLC's (O.R. 189 page 3427) south line to the TRUE POINT OF BEGINNING.

This parcel contains 0.655 acres, but subject to all highways and easements of record. To go to adjoiner.

This parcel is subject to an existing 50 foot easement recorded in Plat vol. 6 page 128.

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 2, page 667 for survey.

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

August 9, 2024

Aaron L. Gerber

P.S. 8379



PPN: 0100873006

FILE DESCRIPTION

Holmes County Map Office
11/01/2024