

Description 0.569 acre

Being a part of Out Lot 7 of the Village of Berlin and situated in the northwest quarter of Section 15, Berlin Township, T-9 N, R-5 W, Holmes County, Ohio, also known as a part of the lands conveyed to THEZ Development I, LLC in Official Record vol. 279 page 6754, PN 0101081094.

Described as follows:

Commencing at a stone found marking the northeast corner of the northwest quarter of Section 15, thence S 05 degrees 27' 36" W 65.03 feet along the quarter section line to a point, thence S 73 degrees 07' 29" W 371.60 feet along the south line of T.R. 366 and along Berlin Township Trustees' (O.R. vol. 184 page 2614) south line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following TWELVE (12) COURSES:

- 1) S 10 degrees 30' 40" E 156.07 feet through the lands of said THEZ Development I, LLC to a mag nail set;
- 2) S 37 degrees 18' 26" E 276.67 feet through the lands of said THEZ Development I, LLC to an iron pin set;
- 3) S 75 degrees 38' 35" E 26.63 feet through the lands of said THEZ Development I, LLC to an iron pin set;
- 4) S 37 degrees 18' 26" E 15.59 feet through the lands of said THEZ Development I, LLC to a point in the center of U.S. 62;
- 5) S 51 degrees 42' 53" W 61.46 feet along the centerline of U.S. 62 to a point;
- 6) S 53 degrees 54' 44" W 26.55 feet along the centerline of U.S. 62 to a point;
- 7) N 08 degrees 37' 46" W 25.92 feet along First Federal Community Bank's (O.R. vol. 199 page 3412) east line to a point;
- 8) N 01 degrees 41' 50" W 12.11 feet along said First Federal Community Bank's east line to a point;
- 9) N 24 degrees 07' 41" W 8.74 feet along said First Federal Community Bank's east line to a 5/8 inch rebar found;
- 10) N 37 degrees 18' 26" W 284.44 feet along said First Federal Community Bank's east line to a mag nail set on RSM Management, Ltd.'s (O.R. vol. 256 page 6852) east line;
- 11) N 10 degrees 30' 40" W 162.40 feet along said RSM Management, Ltd.'s east line to a 5/8 inch rebar found on the south line of T.R. 366;

12) N 73 degrees 07' 29" E 50.31 feet along the south line of T.R. 366 and along said Berlin Township Trustees' south line to the TRUE POINT OF BEGINNING.

This parcel contains 0.569 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 Plat vol. 2 page 290.

See Holmes County Plat Book 19, page 4711 for survey.

This survey made and description prepared by Donald C. Baker P.S. 6938.

March 5, 2018

Revised January 25, 2022

Donald C. Baker

P.S. 6938



Parcel Number: 0101081095

FILE DESCRIPTION

Holmes County Map Office

6/22/2022