

SITUATED IN THE VILLAGE OF BERLIN, TOWNSHIP OF BERLIN, NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 5 WEST, COUNTY OF HOLMES AND STATE OF OHIO AND BEING A PART OF THE WEST PART OF OUTLOT 4 IN THE VILLAGE OF BERLIN, AND BEING ALL OF THE LAND AS CONVEYED TO EAST HOLMES VETERINARY PROPERTIES LLC IN OFFICIAL RECORDS VOLUME 239, PAGE 1635 (PN0101125000) AND ALL BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND MAG-NAIL AT THE NORTHWEST CORNER OF OUTLOT 4 AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF A CERTAIN 16.5 FOOT ALLEYWAY; THENCE RUN S87°33'42"E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF A CERTAIN 16.5 FOOT ALLEYWAY A DISTANCE OF 148.50 FEET TO A SET 5/8" REBAR WITH CAP "BRUNNER PS8541";

THENCE DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF A CERTAIN 16.5 FOOT ALLEYWAY S01°49'18"W A DISTANCE OF 49.50 FEET ALONG THE WEST LINE OF LOT 113 OF THE ATLEE MILLER ALLOTMENT NUMBER ONE (P.002-0056) AND ALONG THE WEST LINE OF CLARENCE N. YUTZY, TRUSTEE (OR. VOLUME 286, PAGE 6172) TO A FOUND 5/8" REBAR WITH CAP "BAKER 6938";

THENCE RUN N87°33'42"W A DISTANCE OF 148.50 FEET ALONG THE NORTH LINE OF HARMONY MANOR CONDOMINIUMS (OR. VOLUME 197, PAGE 2487) TO A FOUND 5/8" REBAR WITH CAP "BAKER 6938" ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH MARKET STREET A.K.A. CR 120;

THENCE N01°49'18"E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH MARKET STREET A.K.A. CR 120 A DISTANCE OF 49.50 FEET TO THE POINT OF BEGINNING. CONTAINING THEREIN 0.169 ACRES (7350 SQUARE FEET) MORE OR LESS, SUBJECT TO ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

BEARINGS ARE BASED ON GRID NORTH OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE NAD83. ALL SET CORNERS ARE 5/8" DIAMETER BY 30" LENGTH WITH PLASTIC CAP STAMPED "BRUNNER PS8541" UNLESS OTHERWISE NOTED.

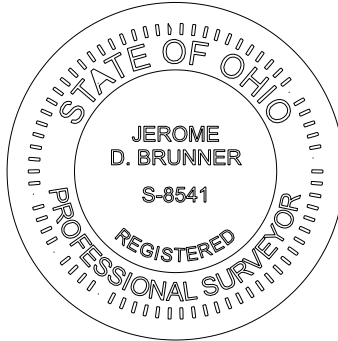
THE ABOVE DESCRIPTION WAS WRITTEN BY JEROME D. BRUNNER, OHIO PROFESSIONAL SURVEYOR NO. 8541 OF BLEW & ASSOCIATES, INC. AND IS BASED ON AN ACTUAL SURVEY OF THE PREMISES PERFORMED DECEMBER 13, 2023.

SEE HOLMES COUNTY PLAT BOOK 2 , PAGE 655 FOR SURVEY.

Jerome D. Brunner

JEROME D. BRUNNER PROFESSIONAL SURVEYOR NO. 8541

Parcel Number: 0101125001



Date: 01/26/2024

FILE DESCRIPTION
Holmes County Map Office
2/23/2024

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