

Description 3.992 acre parcel

Being part of Lot 21, First Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to Joseph Miller, Jr. and Julia Miller in Official Record vol. 269 page 2027 and Official Record vol. 188 page 2571, PN 0101302003 and PN 0101302001.

Described as follows:

Commencing at a R.R. spike found marking the northwest corner of Lot 21, thence S 88 degrees 54' 28" E 655.43 feet along the lot line to a point in T.R. 359 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 88 degrees 54' 28" E 153.00 feet.

thence with the following ELEVEN (11) COURSES:

- 1) S 88 degrees 54' 28" E 1173.07 feet along the lot line to a point, witnessed by a 5/8 inch rebar with aluminum cap found N 24 degrees 05' 01" E 2.29 feet;
- 2) S 23 degrees 54' 22" W 252.43 feet along the west line of Lot 6 of Garden View Subdivision Replat No. 1 (Plat vol. 2 page 576) and along Yoder 5, LLC's (O.R. 267 page 896) west line and along the west line of Lot 5 of Somerset Allotment No. 1 Replat of Lots 1 and 2 (Plat vol. 19 page 857) and along Yoder 5, LLC's (O.R. 264 page 4020) west line to an iron pin set;
- 3) N 53 degrees 12' 56" W 98.00 feet along a stream and through the lands of said Miller to a point, witnessed by an iron pin set S 29 degrees 14' 26" W 10.00 feet;
- 4) N 72 degrees 54' 27" W 64.00 feet along a stream and through the lands of said Miller to a point, witnessed by an iron pin set S 10 degrees 19' 02" W 10.00 feet;
- 5) S 87 degrees 19' 13" W 78.00 feet along a stream and through the lands of said Miller to a point, witnessed by an iron pin set S 14 degrees 35' 39" E 10.00 feet;
- 6) S 78 degrees 53' 00" W 369.48 feet through the lands of said Miller to a R.R. spike set;
- 7) S 37 degrees 33' 19" W 32.38 feet through the lands of said Miller to a point in T.R. 359 and on Conn Vacation Rentals, LLC's (O.R. 269 page 3202) north line, witnessed by an iron pin set N 37 degrees 33' 19" E 18.48 feet;
- 8) N 52 degrees 26' 41" W 40.50 feet along T.R. 359 and along said Conn Vacation Rentals, LLC's north line to a 5/8 inch rebar found;
- 9) N 49 degrees 31' 16" W 312.74 feet along T.R. 359 and along said Conn Vacation Rentals, LLC's north line and along Blessings Hospitality, LLC's (O.R. 261 page 2612) north line to a 5/8 inch rebar found;

- 10) N 61 degrees 37' 31" W 73.89 feet along T.R. 359 and along said Blessings Hospitality, LLC's north line to a 5/8 inch rebar found;
- 11) N 84 degrees 22' 10" W 136.35 feet along T.R. 359 and along said Blessings Hospitality, LLC's north line and along Mark C. Zimmerman and Brenda J. Zimmerman's (O.R. 207 page 2248) north line and along the north line of Lot 7 of Richard Weaver Allotment No. 1 (Plat vol. 2 page 250) and said Zimmerman's (O.R. 175 page 3171) north line to the TRUE POINT OF BEGINNING.

This parcel contains 3.992 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.

See Holmes County Plat Book 19, page 4494 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
July 14, 2021



Aaron L. Gerber P.S. 8379



Parcel Number: 0101302005

FILE DESCRIPTION
Holmes County Map Office
9/16/2021

2 of 2