

Description 3.159 acre parcel

Being a part of Lot 12, Third Quarter, Berlin Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands conveyed to Marvin M. Erb and Linda M. Erb in Official Record vol. 53 page 549, PN 0101308000.

Described as follows:

Beginning at a stone found on the Walnut Creek Township line marking the southeast corner of Lot 12 the TRUE POINT OF BEGINNING.

thence with the following FIVE (5) COURSES:

- 1) N 88 degrees 21' 52" W 524.85 feet along the lot line to a 5/8 inch rebar found;
- 2) N 02 degrees 01' 14" E 473.52 feet along Dwayne R. Miller and Amy P. Miller's (O.R. 270 page 5154) east line to a 5/8 inch rebar found in the center of C.R. 135, witnessed by a 5/8 inch rebar found S 02 degrees 01' 14" W 21.68 feet;
- 3) S 49 degrees 19' 18" E 469.08 feet along the centerline of C.R. 135 to a R.R. spike found;
- 4) S 49 degrees 51' 09" E 201.54 feet along the centerline of C.R. 135 to a point on the Walnut Creek Township line and on the lot line, witnessed by a 5/8 inch rebar found S 02 degrees 01' 42" W 22.69 feet;
- 5) S 02 degrees 01' 42" W 52.54 feet along the Walnut Creek Township line and along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 3.159 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". Basis of bearings from Plat vol. 2 page 302.

See Holmes County Plat Book 19, page 4482 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938,
June 16, 2021

Donald C. Baker P.S. 6938



Parcel Number: 0101308006

FILE DESCRIPTION

Holmes County Map Office
8/25/2021