

Description 2.181 acre parcel

Being a part of Lot 1, Fourth Quarter, T-9 N, R-6 W, Berlin Township, Holmes County, Ohio, also known as part of the lands conveyed to Martins Creek Properties, Ltd. in Official Record vol. 246 page 1047, PN 0101319007.

Described as follows:

Commencing at a drill hole found in concrete marking the northwest corner of Lot 1, thence S 00 degrees 25' 26" W 194.99 feet along the lot line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FIFTEEN (15) COURSES:

- 1) S 86 degrees 10' 46" E 37.15 feet along Martins Creek Properties, Ltd.'s (O.R. 254 page 4234) south line to an iron pin set;
- 2) S 57 degrees 02' 57" E 43.30 feet through the lands of Martins Creek Properties, Ltd. (O.R. 246 page 1047) to an iron pin set;
- 3) S 81 degrees 57' 33" E 49.27 feet through the lands of said Martins Creek Properties, Ltd. to an iron pin set;
- 4) N 79 degrees 15' 39" E 97.80 feet through the lands of said Martins Creek Properties, Ltd. to an iron pin set;
- 5) N 53 degrees 47' 26" E 31.77 feet through the lands of said Martins Creek Properties, Ltd. to an iron pin set;
- 6) N 31 degrees 40' 27" E 36.86 feet through the lands of said Martins Creek Properties, Ltd. to an iron pin set;
- 7) N 08 degrees 36' 03" E 39.53 feet through the lands of said Martins Creek Properties, Ltd. to an iron pin set;
- 8) S 83 degrees 55' 26" E 89.99 feet through the lands of said Martins Creek Properties, Ltd. to an iron pin set;
- 9) S 19 degrees 02' 56" E 70.39 feet through the lands of said Martins Creek Properties, Ltd. to an iron pin set;
- 10) N 85 degrees 41' 37" E 62.38 feet through the lands of said Martins Creek Properties, Ltd. to an iron pin set;
- 11) N 36 degrees 43' 03" E 61.00 feet through the lands of said Martins Creek Properties, Ltd. to an iron pin set;
- 12) S 83 degrees 55' 26" E 113.97 feet through the lands of said Martins Creek Properties, Ltd. to an iron pin set on the west line of Lot 1 of Deer Path Estates (Plat vol. 17 page 834) and on Eva Keim's (O.R. 215 page 481 and O.R. 251 page 6901) west line;
- 13) S 05 degrees 42' 11" W 195.28 feet along the west line of Lot 1 of said Deer Path Estates and along said Keim's west line to a 5/8 inch rebar found on the north line of Lot 42 of Hawk's Landing Subdivision Phase 2 Replat of Lots 23 & 24 (Plat vol. 19 page 1525) and on Shawn E. Oswald, Co-Trustee and Beth Reynolds, Co-Trustee's (O.R. 249 page 6949) north line;
- 14) N 88 degrees 30' 00" W 575.46 feet along the north line of Lot 42 of said Hawk's Landing Subdivision Phase 2 Replat of Lots 23 & 24 and along said Oswald and Reynolds' north line and along the north line of Lots 107, 108 and 109 of Hawk's Landing Subdivision Phase 5 (Plat vol. 2 page 587) and along James R. Troyer and Katie R. Troyer (O.R. 270 page 5827), Richard L. Gerber and Elizabeth D. Gerber (O.R. 270 page 5938) and East Holmes Development, Ltd.'s (O.R. 178 page 1310) north line to a 5/8 inch rebar found on the lot line;

15) N 00 degrees 25' 26" E 139.27 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 2.181 acres, but subject to all easements of record.
To go to adjoiner.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".

Basis of bearings from Plat vol. 2 page 587.

See Holmes County Plat Book 19, page 4304 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
October 27, 2020

Donald C. Baker

P.S. 6938



Parcel Number: 0101319158

FILE DESCRIPTION
Holmes County Map Office
2/16/2021

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