

Description - Lot 1

Being Lot 1 of Berlin Township Subdivision No. 8 recorded in Plat Book 19
Page 4390, of the Holmes County Plat Records.

Lot 1 contains 2.064 acres, but is subject to all highways and easements of record.

Berlin Township Subdivision No. 8 is situated in Lot 1, Fourth Quarter, Berlin Township,
T-9 N, R-6 W, Holmes County, Ohio.

Note: Lot 1 is subject to all Restrictive Covenants listed or shown on said Subdivision
Plat.

Note: Lot 1 has access by a 50 foot common access easement for the purpose of
ingress, egress and general utilities and further described as follows:

Being a part of Lot 1, Fourth Quarter, Berlin Township, T-9 N, R-6 W, Holmes County,
Ohio, also known as part of the lands conveyed to Warren L. Miller in Deed vol. 233
page 864 and Official Record vol. 264 page 5279, PN 0101319003.

Commencing at a 5/8 inch rebar found marking the northeast corner of said Lot 1,
thence N 88 degrees 32' 23" W 168.50 feet along the lot line to a 5/8 inch rebar found,
thence S 01 degrees 12' 25" W 100.13 feet along Timothy J. Miller and Michelle J.
Miller's (O.R. 206 page 2904) west line to a 5/8 inch rebar found, thence S 82 degrees
36' 06" W 165.30 feet along Lizzie Ann Miller, Trustee's (O.R. 28 page 874 and O.R. 273
page 1982) north line to a 5/8 inch rebar found, thence S 33 degrees 01' 24" W 211.54
feet along said Miller's west line to a 5/8 inch rebar found, thence S 32 degrees 58' 56"
W 256.79 feet along Warren L. Miller's (D.V. 233 page 864 and O.R. 264 page 5279)
east line to a point, thence N 23 degrees 43' 31" W 29.90 feet along the east line of T.R.
376 to a point the TRUE POINT OF BEGINNING.

thence N 32 degrees 58' 56" E 290.38 feet along the centerline of a 50 foot common
access easement and through the lands of said Miller to a point and THERE ENDS.

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 251.

This survey made and description prepared by Donald C. Baker, P.S. 6938.
December 15, 2020


Donald C. Baker P.S. 6938



Parcel Number: 0101319160

FILE DESCRIPTION
Holmes County Map Office
5/10/2021