

Description 5.227 acre parcel

Being part of Lot 17, Fourth Quarter, T-9 N, R-6 W, Berlin Township, Holmes County, Ohio, also known as part of the lands conveyed to MATT Farms, LLC in Official Record vol. 273 page 6491, PN 0101385000.

Described as follows:

Commencing at a 3/4 inch pipe found marking the northwest corner of Lot 17, thence S 00 degrees 19' 23" W 251.67 feet along the lot line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following SEVEN (7) COURSES:

- 1) S 88 degrees 26' 51" E 420.84 feet through the lands of said MATT Farms, LLC to an iron pin set on James M. Schlabach and Marlene E. Schlabach's (O.R. 99 page 347) west line;
- 2) S 34 degrees 32' 26" E 280.56 feet along said Schlabach's west line to a point in the center of C.R. 407, witnessed by a 5/8 inch rebar found N 34 degrees 32' 26" W 31.29 feet;
- 3) S 42 degrees 02' 28" W 145.07 feet along the centerline of C.R. 407 to a mag nail set;
- 4) S 51 degrees 35' 07" W 79.72 feet along the centerline of C.R. 407 to a point;
- 5) S 02 degrees 11' 18" W 31.38 feet through the lands of said MATT Farms, LLC to a 5/8 inch rebar found;
- 6) S 79 degrees 32' 39" W 428.94 feet along Jacob A. Hershberger and Martha J. Hershberger's (O.R. 191 page 2815) north line and along C.R. 407 to a point on the lot line, witnessed by a 5/8 inch rebar found N 00 degrees 19' 23" E 24.41 feet;
- 7) N 00 degrees 19' 23" E 508.98 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 5.227 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 Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5423 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
July 22, 2024

  
Donald C. Baker P.S. 6938



Parcel Number: 0101385011

**FILE DESCRIPTION**  
Holmes County Map Office  
11/8/2024