

Description 47.293 acre parcel

Being part of the northwest quarter of Section 8, T-9 N, R-6 W, Berlin Township, Holmes County, Ohio, also known as the remainder of the lands conveyed to Ivan J. Hochstetler and Amanda Sue Hochstetler in Official Record vol. 114 page 233 and Official Record vol. 231 page 1021, PN 0100276000.

Described as follows:

Beginning at a R.R. spike found on the Hardy Township line and in C.R. 203 marking the southwest corner of the northwest quarter of Section 8 the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 00 degrees 12' 50" E 26.46 feet.

thence with the following FOURTEEN (14) COURSES:

- 1) N 00 degrees 12' 50" E 2502.27 feet along the Hardy Township line and along the section line to an iron pin set;
- 2) S 73 degrees 58' 26" E 621.70 feet along Marlin A. Miller and Ruth Y. Miller's (O.R. 182 page 38) south line to an iron pin set;
- 3) N 01 degree 13' 52" E 45.08 feet along said Miller's east line to a 5/8 inch rebar found;
- 4) S 89 degrees 28' 32" E 383.90 feet along said Miller's south line to a 5/8 inch rebar found;
- 5) S 00 degrees 26' 06" W 1055.28 feet along said Miller's west line to a 5/8 inch rebar found;
- 6) S 88 degrees 30' 23" W 187.23 feet along the north line of Lot 1 of Buena Vista Subdivision (Plat vol. 19 page 1922) and along Marlene R. Troyer and Rosanna R. Troyer's (O.R. 229 page 1678 and O.R. 231 page 1026) north line to a 5/8 inch rebar found;
- 7) S 06 degrees 52' 32" W 199.25 feet along the west line of Lot 1 of said Buena Vista Subdivision and along said Troyer's west line to a 5/8 inch rebar found;
- 8) S 89 degrees 47' 57" E 159.48 feet along the south line of Lot 1 of said Buena Vista Subdivision and along said Troyer's south line to a 5/8 inch rebar found;
- 9) S 00 degrees 26' 06" W 106.77 feet along the west line of Lot 1 of said Buena Vista Subdivision and along said Troyer's west line to a 5/8 inch rebar found;
- 10) N 89 degrees 34' 11" E 50.00 feet along the south line of Lot 1 of said Buena Vista Subdivision and along said Troyer's south line to a 5/8 inch rebar found;
- 11) S 00 degrees 26' 06" W 505.24 feet along said Miller's west line to an iron pin set;
- 12) S 89 degrees 34' 11" W 482.63 feet along Joseph Junior Miller, Linda Lou Miller, Ivan J. Hochstetler, and Amanda Sue Hochstetler's (O.R. 284 page 6148) north line to a point in a post;
- 13) S 00 degrees 36' 19" W 494.78 feet along said Miller, Miller, Hochstetler, and Hochstetler's west line to a point on the quarter section line and in C.R. 203, witnessed by an iron pin set N 00 degrees 36' 19" E 25.84 feet;
- 14) S 89 degrees 34' 11" W 489.70 feet along the quarter section line and along C.R. 203 to the TRUE POINT OF BEGINNING.

This parcel contains 47.293 acres, but subject to all highways and easements of record.

This parcel is granted the use of an existing 20 foot easement for ingress and egress recorded in Official Record vol. 231 page 1021 and further described as follows:

Being part of the northwest quarter of Section 8, T-9 N, R-6 W, Berlin Township, Holmes County, Ohio, also known as part of the lands conveyed to Marlin A. Miller and Ruth Y. Miller in Official Record vol. 182 page 38, PN 0100356002.

Commencing at a R.R. spike found in T.R. 351 marking the northeast corner of the northwest quarter of Section 8, thence S 00 degrees 14' 46" W 1364.70 feet along the quarter section line and along T.R. 351 to a point the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES along the centerline of a 20 foot easement:

- 1) N 89 degrees 29' 09" W 363.00 feet through the lands of said Miller to a point;
- 2) S 89 degrees 38' 55" W 371.00 feet through the lands of said Miller to a point;
- 3) S 89 degrees 39' 04" W 697.00 feet through the lands of said Miller to a point;
- 4) S 88 degrees 40' 23" W 226.90 feet through the lands of said Miller to a point on the east line of the above described 47.293 acres and THERE ENDS.

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, 2011 adjustment.

See Holmes County Plat Book 19, page 5551 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
December 13, 2024

A L Gerber
Aaron L. Gerber P.S. 8379



Parcel Number: 0100276003

FILE DESCRIPTION
Holmes County Map Office
5/15/2025