

Description 87.551 acre parcel

Being a part of Lot 16 of the Third Quarter, T-9 N, R-5 W, Berlin Township, Holmes County, Ohio, also known as part of the lands conveyed to Andrew Lee Miller in Official Record vol. 273 page 6789, PN 01-00359.000, PN 01-00359.002 and PN 01-00360.000.

Described as follows:

Beginning at a stone found on the Clark Township line marking the southwest corner of Lot 16 the TRUE POINT OF BEGINNING.

thence with the following THIRTEEN (13) COURSES:

- 1) N 01 degree 31' 41" E 568.52 feet along the lot line to an iron pin set;
- 2) N 88 degrees 43' 41" E 480.85 feet through the lands of said Miller to an iron pin set;
- 3) N 01 degree 31' 41" E 364.29 feet through the lands of said Miller to an iron pin set;
- 4) N 08 degrees 34' 27" W 324.43 feet through the lands of said Miller to a point, witnessed by an iron pin set S 70 degrees 44' 21" W 12.06 feet;
- 5) N 04 degrees 38' 16" E 126.20 feet through the lands of said Miller to a point, witnessed by a 5/8 inch rebar found S 88 degrees 55' 51" E 8.03 feet;
- 6) S 88 degrees 55' 51" E 451.17 feet along Leon Miller Jr. and Rachel R. Miller's (O.R. 290 page 5276) south line to a 5/8 inch rebar found;
- 7) N 04 degrees 35' 19" E 75.79 feet along said Leon Miller Jr. and Rachel R. Miller's east line to a 1/2 inch pipe found;
- 8) N 88 degrees 06' 15" E 682.86 feet along Paul A. Miller and Norma Miller's (D.V. 270 page 47 and O.R. 278 page 3683) south line to a 5/8 inch rebar found in T.R. 158;
- 9) N 19 degrees 35' 23" W 181.37 feet along said Paul A. Miller and Norma Miller's east line and along T.R. 158 to a point on the lot line and in T.R. 371, witnessed by a 5/8 inch rebar found S 19 degrees 35' 23" E 33.78 feet;
- 10) S 89 degrees 02' 37" E 1190.44 feet along the lot line and along T.R. 371 to a 5/8 inch rebar found on the Walnut Creek Township line marking the northeast corner of Lot 16, witnessed by a 5/8 inch rebar found S 00 degrees 01' 04" E 18.30 feet;
- 11) S 00 degrees 01' 04" E 1675.36 feet along the Walnut Creek Township line and along the lot line to a stone found marking the southeast corner of Lot 16;
- 12) N 89 degrees 23' 19" W 1434.61 feet along the lot line and along the Clark Township line to a stone found;
- 13) N 88 degrees 41' 53" W 1302.87 feet along the lot line and along the Clark Township line to the TRUE POINT OF BEGINNING.

This parcel contains 87.551 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 Surveying".
Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5939 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
June 23, 2026


Donald C. Baker P.S. 6938



Parcel Number: 0100359005