

Description 4.415 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.

Described as follows:

Commencing at a 1/2 inch pipe found in T.R. 371 marking the northwest corner of Lot 16, thence S 89 degrees 02' 37" E 395.28 feet along the lot line and along T.R. 371 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 04 degrees 38' 16" W 19.03 feet.

thence with the following TEN (10) COURSES:

- 1) S 89 degrees 02' 37" E 50.10 feet along the lot line and along T.R. 371 to a point, witnessed by a 1/2 inch pipe found S 04 degrees 38' 16" W 14.73 feet;
- 2) S 04 degrees 38' 16" W 405.33 feet partly along Leon Miller Jr. and Rachel R. Miller's (O.R. 290 page 5276) west line and partly through the lands of said Andrew Lee Miller to a point, witnessed by an iron pin set S 70 degrees 44' 21" W 12.06 feet;
- 3) S 08 degrees 34' 27" E 324.43 feet through the lands of said Miller to an iron pin set;
- 4) S 01 degree 31' 41" W 364.29 feet through the lands of said Miller to an iron pin set;
- 5) S 88 degrees 43' 41" W 480.85 feet through the lands of said Miller to an iron pin set on the lot line;
- 6) N 01 degree 31' 41" E 317.73 feet along the lot line to an iron pin set;
- 7) N 89 degrees 44' 02" E 388.68 feet through the lands of said Miller to an iron pin set;
- 8) N 18 degrees 19' 09" E 111.67 feet through the lands of said Miller to an iron pin set;
- 9) N 08 degrees 34' 27" W 271.51 feet through the lands of said Miller to an iron pin set;
- 10) N 04 degrees 38' 16" E 407.91 feet through the lands of said Miller to the TRUE POINT OF BEGINNING.

This parcel contains 4.415 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: 0100359006

FILE DESCRIPTION

Holmes County Map Office

10/8/2026