

Description 3.045 acre parcel

Being part of Lot 17, Third Quarter, T-9 N, R-5 W, Berlin Township, Holmes County, Ohio, also known as part of the lands conveyed to Matthew A. Miller in Official Record vol. 269 page 7025, PN 0101252010.

Described as follows:

Commencing at a 5/8 inch rebar found in T.R. 371 marking the northeast corner of Lot 17, thence N 88 degrees 51' 11" W 969.92 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 07 degrees 41' 47" W 16.85 feet.


thence with the following SIX (6) COURSES:

- 1) S 07 degrees 41' 47" W 165.50 feet through the lands of said Miller to an iron pin set;
- 2) S 29 degrees 38' 29" W 85.00 feet through the lands of said Miller to an iron pin set;
- 3) N 81 degrees 15' 39" W 172.60 feet through the lands of said Miller to a 5/8 inch rebar found;
- 4) N 86 degrees 23' 09" W 404.17 feet along Dennis B. Miller and Ruby D. Miller's (O.R. 278 page 1726) north line to a point on Abe E. Yoder and Katie Yoder's (O.R. 145 page 333) east line and in T.R. 369, witnessed by a 5/8 inch rebar found S 86 degrees 23' 09" E 25.80 feet;
- 5) N 00 degrees 48' 16" E 198.92 feet along said Yoder's east line and along T.R. 369 to a point in T.R. 371, witnessed by an iron pin set S 41 degrees 45' 00" E 47.48 feet;
- 6) S 88 degrees 51' 11" E 635.49 feet along the lot line and along T.R. 371 to the TRUE POINT OF BEGINNING.

This parcel contains 3.045 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 5578 for survey.  
This survey made and description prepared by Donald C. Baker, P.S. 6938.  
November 20, 2024

  
Donald C. Baker P.S. 6938



PPN: 0101252011

FILE DESCRIPTION  
Holmes County Map Office  
6/17/2025