

Description 22.923 acre parcel

Being a part of Lot 16 of the First Quarter, T-9 N, R-6 W, Berlin Township, Holmes County, Ohio, also known as lands conveyed to Raymond J. Kauffman and Esther Kauffman in Official Record vol. 257 page 1482, PN 01-01324.002.

Described as follows:

Commencing at a 5/8 inch rebar found in T.R. 362 marking the northeast corner of Lot 16, thence S 00 degrees 29' 42" W 1479.24 feet along the lot line and partly along T.R. 362 to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following FIFTEEN (15) COURSES:

- 1) S 00 degrees 29' 42" W 431.75 feet along the lot line to a 5/8 inch rebar found;
- 2) N 87 degrees 52' 38" W 373.93 feet along Coblentz Drive Allotment, Lot 5 (P. 15 page 103) and along Marlene Sue Beachy's (O.R. 246 page 2399) north line to a 5/8 inch rebar found;
- 3) N 88 degrees 12' 32" W 606.22 feet along the north line of Lot 5 of Garden View Subdivision (P. 2 page 517) and along Edwin N. Weaver and Ruth R. Weaver's (O.R. 237 page 3326) north line to a 5/8 inch rebar found;
- 4) N 00 degrees 56' 26" E 1899.77 feet along Michael J. Kauffman, Ada Kauffman, Daniel M. Kauffman and Wilma E. Kauffman's (O.R. 268 page 4357 and O.R. 277 page 5046) east line to a 5/8 inch rebar found on the lot line and in T.R. 361, witnessed by a 5/8 inch rebar found S 00 degrees 56' 26" W 81.29 feet;
- 5) S 41 degrees 11' 27" E 955.02 feet along Dennis A. Miller and Ellen E. Miller's (O.R. 192 page 709) west line and along T.R. 361 to a 5/8 inch rebar found;
- 6) S 31 degrees 04' 30" W 328.69 feet along Raymond R. Kauffman and Amanda M. Kauffman's (O.R. 257 page 2496) west line to a 5/8 inch rebar found;
- 7) N 55 degrees 40' 18" W 42.03 feet along said Raymond R. Kauffman and Amanda M. Kauffman's west line to a 5/8 inch rebar found;
- 8) N 13 degrees 47' 50" W 33.76 feet along said Raymond R. Kauffman and Amanda M. Kauffman's west line to a 5/8 inch rebar found;
- 9) S 88 degrees 59' 38" W 178.24 feet along said Raymond R. Kauffman and Amanda M. Kauffman's west line to a 5/8 inch rebar found;
- 10) S 00 degrees 22' 27" E 348.32 feet along said Raymond R. Kauffman and Amanda M. Kauffman's and (O.R. 274 page 2296) west line to a 5/8 inch rebar found;
- 11) N 82 degrees 41' 11" E 198.22 feet along said Raymond R. Kauffman and Amanda M. Kauffman's south line to a 5/8 inch rebar found on Freeman R. Kauffman and Bena Kauffman's (O.R. 274 page 2292) west line;

- 12) S 00 degrees 09' 25" W 107.30 feet along said Freeman R. Kauffman and Bena Kauffman's west line to a 5/8 inch rebar found;
- 13) S 89 degrees 50' 45" E 347.55 feet along said Freeman R. Kauffman and Bena Kauffman's south line to a 5/8 inch rebar found on Clayton Paul Miller and Amy Joy Miller's (O.R. 291 page 4530) west line;
- 14) S 00 degrees 09' 25" W 121.94 feet along said Clayton Paul Miller and Amy Joy Miller's west line to a 5/8 inch rebar found;
- 15) S 89 degrees 49' 45" E 168.02 feet along said Clayton Paul Miller and Amy Joy Miller's south line to the TRUE POINT OF BEGINNING.

This parcel contains 22.923 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 5931 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
July 14, 2026

Donald C. Baker

P.S. 6938



Parcel Number: 0101324026

FILE DESCRIPTION

Holmes County Map Office

9/22/2026