

Description 102.249 acre parcel

Being a part of Lot 24 of the First Quarter, T-9 N, R-6 W, Berlin Township, Holmes County, Ohio, also known as part of the lands conveyed to Lloyd E. Miller and Edna Miller in Official Record vol. 123 page 184, PN 0101412001.

Described as follows:

Commencing at a 5/8 inch rebar found in T.R. 353 marking the southwest corner of said Lot 24, thence N 00 degrees 35' 38" E 50.01 feet along the lot line and along T.R. 353 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found S 88 degrees 46' 01" E 17.42 feet.

thence with the following Eleven (11) COURSES:

- 1) N 00 degrees 35' 38" E 441.03 feet along the lot line and along T.R. 353 to a point, witnessed by a 5/8 inch rebar found S 88 degrees 46' 04" E 17.65 feet;
- 2) S 88 degrees 46' 04" E 165.00 feet along Atlee M. Gingerich, Trustee's (O.R. 262 page 158) south line to a 5/8 inch rebar found;
- 3) N 00 degrees 35' 38" E 231.00 feet along said Gingerich's east line to a 3/4 inch rebar found;
- 4) N 88 degrees 46' 04" W 165.00 feet along said Gingerich's north line to a point on the lot line and in T.R. 353, witnessed by a 5/8 inch rebar found S 88 degrees 46' 04" E 18.26 feet;
- 5) N 00 degrees 35' 38" E 602.08 feet along the lot line and along T.R. 353 to a point, witnessed by a 5/8 inch rebar found S 89 degrees 02' 31" E 29.33 feet;
- 6) S 89 degrees 02' 31" E 241.60 feet along Keith L. Troyer and Kara D. Troyer's (O.R. 282 page 6773) south line to a 5/8 inch rebar found;
- 7) N 00 degrees 35' 38" E 527.17 feet along said Troyer's east line to a 5/8 inch rebar found on David M. Hoxworth Co-Trustee and Teresa A. Hoxworth Co-Trustee's (O.R. 290 page 6076) south line;
- 8) S 89 degrees 02' 27" E 2416.82 feet along said Hoxworth and KM Gerber Legacy Acres, LLC's (O.R. 286 page 7448) south line to a 5/8 inch rebar found on the lot line;
- 9) S 00 degrees 23' 06" W 1377.75 feet along the lot line to a 5/8 inch rebar found;
- 10) S 64 degrees 41' 20" W 976.28 feet along Troy D. Mast and Danette Ferriman's (O.R. 286 page 4014) north line to a 5/8 inch rebar found on said Mast and Ferriman's (O.R. 265 page 2222) north line;
- 11) N 88 degrees 46' 01" W 1785.32 feet along said Mast and Ferriman's (O.R. 265 page 2222) north line to the TRUE POINT OF BEGINNING.

This parcel contains 102.249 acres, but subject to all highways and easements of record.

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5938 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
April 7, 2026



Donald C. Baker P.S. 6938



Parcel Number: 0101412005

