

Description 0.035 acre parcel

Being part of the northwest quarter of Fractional Section 30, T-15 N, R-12 W, Salt Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to John A. Miller and Emma A. Miller in Official Record vol. 284 page 2984, PN 2400451004.

Described as follows:

Commencing at an iron pin set on the Wayne County line marking the northeast corner of the northwest quarter of Fractional Section 30, thence N 89 degrees 35' 55" W 1207.91 feet along the Wayne County line and along the section line to a 3/4 inch rod found in C.R. 192, thence S 40 degrees 08' 19" W 208.97 feet along the centerline of C.R. 192 to a point, thence along a curve to the right having a delta angle of 14 degrees 30' 00", R – 498.22 feet, T – 63.38 feet, Ch. Brg. – S 47 degrees 23' 19" W, Ch. – 125.75 feet along the centerline of C.R. 192 an arc distance of 126.09 feet to a point, thence S 54 degrees 38' 19" W 80.78 feet along the centerline of C.R. 192 to a point, thence S 35 degrees 18' 05" E 167.39 feet along John A. Miller, Emma A. Miller, Eli A. Miller, and Martha Miller's (O.R. 261 page 6975) east line to a 5/8 inch rebar found, thence S 89 degrees 35' 55" E 65.87 feet along the south line of Lot 1A of Salt Creek Township Subdivision No. 11 (Plat vol. 2 page 633) and along Joseph E. Miller and Martha A. Miller's (O.R. 284 page 3490) south line to an iron pin set the TRUE POINT OF BEGINNING.

thence with the following THREE (3) COURSES:

- 1) S 89 degrees 35' 55" E 117.26 feet along the south line of Lot 1A of said Salt Creek Township Subdivision No. 11 and along said Joseph E. Miller and Martha A. Miller's south line to an iron pin set;
- 2) S 74 degrees 17' 28" W 92.69 feet through the lands of said John A. Miller and Emma A. Miller to an iron pin set;
- 3) N 47 degrees 13' 56" W 38.17 feet through the lands of said John A. Miller and Emma A. Miller to the TRUE POINT OF BEGINNING.

This parcel contains 0.035 acres, but subject to all highways and easements of record. To go to adjainer.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying LLC".
Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 19, page 5661 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
June 19, 2024


Aaron L. Gerber P.S. 8379



PPN: 2400451008

FILE DESCRIPTION
Holmes County Map Office
10/8/2025