

Description 0.175 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 Eli A. Miller and John A. Miller in Official Record vol. 82 page 597, PN 2500001002.

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 19.69 feet along the centerline of C.R. 192 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 47 degrees 13' 56" E 21.00 feet.

thence with the following FOUR (4) COURSES:

- 1) S 47 degrees 13' 56" E 145.31 feet through the lands of said Miller to an iron pin set;
- 2) S 39 degrees 11' 23" W 50.10 feet along the west 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) west line to an iron pin set;
- 3) N 47 degrees 13' 56" W 158.94 feet through the lands of said Eli A. Miller and John A. Miller to a point in the center of C.R. 192, witnessed by an iron pin set S 47 degrees 13' 56" E 22.69 feet;
- 4) N 54 degrees 38' 19" E 51.09 feet along the centerline of C.R. 192 to the TRUE POINT OF BEGINNING.

This parcel contains 0.175 acres, but subject to all highways and easements of record. To go to adjoiner.

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: 2500001004

FILE DESCRIPTION
Holmes County Map Office
10/8/2025