

Description – Lot 3B

Being Lot 3B of Salt Creek Township Subdivision No. 11 Replat No. 1 recorded in Plat Book 19 Page 5661, of the Holmes County Plat Records.

Lot 3B contains 0.175 acres, but is subject to all highways and easements of record.

Salt Creek Township Subdivision No. 11 Replat No. 1 is situated in the northwest quarter of Fractional Section 30, Salt Creek Township, T-15 N, R-12 W, Holmes County, Ohio.

Note: Lot 3B is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

Note: Lot 3B is always to be transferred with Lots 3A, 3C, and 3D.

Note: Lot 3B is subject to and has access by a 50 foot access easement for the purpose of ingress, egress, and general utilities, and further described as follows:

Being a part of the northwest quarter of Fractional Section 30, Salt Creek Township, T-15 N, R-12 W, Holmes County, Ohio, also known as part of the lands conveyed to Joseph E. Miller and Martha A. Miller in Official Record vol. 284 page 3490, PN 2400451001.

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 the center of C.R. 192, thence S 40 degrees 08' 19" W 32.51 feet along the centerline of C.R. 192 to a point the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES along the centerline of a 50 foot access easement:

- 1) S 89 degrees 35' 55" E 715.42 feet through the lands of said Miller to a point;
- 2) Along a curve to the right having a delta angle of 20 degrees 53' 25", R – 200.00 feet, T – 36.87 feet, Ch. Brg. – S 79 degrees 09' 13" E, Ch. – 72.52 feet through the lands of said Miller an arc distance of 72.92 feet to a point;
- 3) S 68 degrees 42' 30" E 149.92 feet through the lands of said Miller to a point;
- 4) S 79 degrees 28' 39" E 61.74 feet through the lands of said Miller to a point on the east line of Lot 2 of Salt Creek Township Subdivision No. 11 (Plat vol. 2 page 633) and THERE ENDS.

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.

This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
June 19, 2024



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P.S. 8379



PPN: 2500001005

FILE DESCRIPTION

Holmes County Map Office
10/8/2025