

Description 90.982 acre parcel

Being part of Lots 3 and 4, Fourth Quarter, T-10 N, R-6 W, Salt Creek Township, Holmes County, Ohio.

Described as follows:

Beginning at a stone found marking the southwest corner of Lot 3 the TRUE POINT OF BEGINNING.

thence with the following TWENTY-NINE (29) COURSES:

- 1) N 01 degree 11' 13" E 1675.75 feet along the lot line to a 5/8 inch rebar found marking the northwest corner of Lot 3;
- 2) N 01 degree 21' 44" E 1104.14 feet (passing into Lot 4) along the lot line to a 5/8 inch rebar found;
- 3) S 89 degrees 39' 29" E 242.74 feet along Duane J. Miller and Lizzie Ann Miller's (O.R. 267 page 334) south line to a 5/8 inch rebar found;
- 4) N 01 degree 21' 44" E 562.36 feet along said Miller's east line to a point on the lot line and in T.R. 618, witnessed by a 5/8 inch rebar found S 01 degree 21' 44" W 22.50 feet;
- 5) S 89 degrees 39' 29" E 470.46 feet along the lot line and along T.R. 618 to a point, witnessed by an iron pin set S 00 degrees 20' 31" W 33.44 feet;
- 6) S 00 degrees 20' 31" W 332.70 feet to an iron pin set;
- 7) S 89 degrees 39' 29" E 311.63 feet to an iron pin set;
- 8) N 00 degrees 20' 31" E 332.70 feet partly along Melvin S. Bowman and Annie Bowman's (O.R. 282 page 5501) east line to a point on the lot line and in T.R. 618, witnessed by an iron pin set S 00 degrees 20' 31" W 27.65 feet;
- 9) S 89 degrees 39' 29" E 221.71 feet along the lot line and along T.R. 618 to a point, witnessed by a 5/8 inch rebar found S 00 degrees 41' 17" W 31.17 feet;
- 10) S 00 degrees 41' 17" W 439.72 feet along Verba S. Bowman's (O.R. 287 page 3530 and O.R. 288 page 388) west line to a 5/8 inch rebar found;
- 11) S 89 degrees 39' 29" E 198.13 feet along said Bowman's south line to a 5/8 inch rebar found;
- 12) N 77 degrees 57' 30" E 453.39 feet along said Bowman's south line to a 5/8 inch rebar found;
- 13) N 08 degrees 16' 14" W 346.39 feet along said Bowman's east line to a point on the lot line and in T.R. 618, witnessed by a mag nail set S 08 degrees 16' 14" E 18.89 feet;
- 14) S 89 degrees 39' 29" E 842.92 feet along the lot line and along T.R. 618 to a R.R. spike found at the intersection of T.R. 618 and T.R. 362 marking the northeast corner of Lot 4;
- 15) S 00 degrees 58' 41" W 871.56 feet along the lot line and along T.R. 362 to a 5/8 inch rebar found, witnessed by a 5/8 inch rebar found S 84 degrees 03' 07" W 17.06 feet;
- 16) S 84 degrees 03' 07" W 143.20 feet along Firman J. Bowman and Deborah Bowman's (O.R. 262 page 6673) north line to a 5/8 inch rebar found;
- 17) S 89 degrees 14' 04" W 373.83 feet along said Bowman's north line to a 5/8 inch rebar found;
- 18) N 04 degrees 37' 16" E 72.25 feet along the east line of Lot 1 of Creek Side Subdivision (Plat vol. 19 page 3196) and along Jonas M. Bowman and Ruth H. Bowman's (O.R. 260 page 1000) east line to a 5/8 inch rebar found;

- 19) N 87 degrees 49' 52" W 217.06 feet along the north line of Lot 1 of said Creek Side Subdivision and along said Bowman's north line to a 5/8 inch rebar found;
- 20) S 02 degrees 16' 10" W 52.84 feet along the west line of Lot 1 of said Creek Side Subdivision and along said Bowman's west line to an iron pin set;
- 21) N 89 degrees 53' 51" W 463.94 feet along the north line of Lot 1 of said Creek Side Subdivision and along said Bowman's north line to a 5/8 inch rebar found;
- 22) S 02 degrees 14' 28" W 268.51 feet along the west line of Lot 1 of said Creek Side Subdivision and along said Bowman's west line to a 5/8 inch rebar found;
- 23) N 89 degrees 53' 51" W 45.88 feet along Wayne W. Yoder and Susan D. Yoder's (D.V. 225 page 128) north line to an iron pin set;
- 24) S 20 degrees 36' 00" W 578.11 feet to an iron pin set on the lot line;
- 25) N 88 degrees 58' 32" W 455.67 feet along the lot line to an iron pin set;
- 26) S 01 degree 11' 13" W 932.58 feet (passing into Lot 3) along said Yoder's west line to an iron pin set;
- 27) N 88 degrees 58' 32" W 430.32 feet along said Yoder's north line to an iron pin set;
- 28) S 01 degree 11' 13" W 742.99 feet along said Yoder's west line to an iron pin set on the lot line;
- 29) N 89 degrees 00' 14" W 361.68 feet along the lot line to the TRUE POINT OF BEGINNING.

This parcel contains 90.982 acres, but subject to all highways and easements of record. Containing 23.126 acres in Lot 3 and 67.856 acres in Lot 4.

Subject to an existing 50 foot easement recorded in Plat vol. 19 page 3196.

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 5501 for survey.  
 This survey made and description prepared by Aaron L. Gerber, P.S. 8379.  
 November 1, 2024

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 Aaron L. Gerber P.S. 8379



PPN: 3400029007

**FILE DESCRIPTION**  
 Holmes County Map Office  
 2/26/2025