

Description 1.311 acre parcel

Being part of the southeast quarter of Section 3, Salt Creek Township, T-14 N, R-12 W, Holmes County, Ohio, also known as part of the lands conveyed to Pete Jr. Miller and Ruth Miller in Official Record vol. 146 page 243 and Official Record vol. 177 page 2883, PN 2400364000.

Described as follows:

Commencing at a point in S.R. 241 marking the southeast corner of the southeast quarter of Section 3, thence N 00 degrees 19' 06" E 340.54 feet along the section line to a point, thence N 87 degrees 22' 01" W 229.40 feet along Steven R. Miller, Co-Trustee and Nettie Miller, Co-Trustee's (O.R. 283 page 6252, PN 3400350000) north line to a point, thence S 03 degrees 56' 57" W 71.14 feet along said Miller's west line to a 5/8 inch rebar found the TRUE POINT OF BEGINNING.

thence with the following EIGHT (8) COURSES:

- 1) S 03 degrees 56' 57" W 106.34 feet along said Miller's west line to a 5/8 inch rebar found;
- 2) S 87 degrees 21' 55" W 271.64 feet along Oak Grove Parochial School's (D.V. 245 page 269) north line to a 5/8 inch rebar found on Roy P. Miller, Kathy Miller, Marcus R. Miller, and Ruth Miller's (D.V. 245 page 273 and O.R. 204 page 2842) east line;
- 3) N 03 degrees 33' 40" W 23.74 feet along said Miller's east line to a 5/8 inch rebar found;
- 4) N 19 degrees 34' 07" E 206.88 feet along said Miller's (O.R. 28 page 176 and O.R. 204 page 2842) east line and along Roy P. Miller and Kathy Miller's (O.R. 201 page 650 and O.R. 250 page 2695) east line to a 5/8 inch rebar found;
- 5) N 08 degrees 39' 51" E 36.60 feet along said Miller's (O.R. 201 page 650 and O.R. 250 page 2695) east line to an iron pin set;
- 6) S 85 degrees 18' 22" E 204.22 feet through the lands of said Pete Jr. Miller and Ruth Miller to a 5/8 inch rebar found;
- 7) S 06 degrees 21' 15" W 117.92 feet along said Steven R. Miller, Co-Trustee and Nettie Miller, Co-Trustee's (PN 3400802000) west line to a 5/8 inch rebar found;
- 8) S 81 degrees 07' 18" E 15.04 feet along said Steven R. Miller, Co-Trustee and Nettie Miller, Co-Trustee's south line to the TRUE POINT OF BEGINNING.

This parcel contains 1.311 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 5296 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
November 6, 2023



Donald C. Baker P.S. 6938



Parcel Number: 2400364006

FILE DESCRIPTION

Holmes County Map Office
6/11/2024