

Description 81.856 acre parcel

Being part of the northwest quarter of Section 35, Salt Creek Township, T-15 N, R-12 W, Holmes County, Ohio, also known as all of the lands conveyed to Larry E. Miller and Esther D. Miller in Deed vol. 271 page 181, PN 2400518000.

Described as follows:

Beginning at a 5/8 inch rebar found in T.R. 606 marking the southeast corner of the northwest quarter of Section 35 the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 00 degrees 00' 25" W 24.21 feet.

thence with the following FOURTEEN (14) COURSES:

- 1) S 89 degrees 33' 21" W 945.52 feet along the quarter section line and along T.R. 606 to a point, witnessed by a 5/8 inch rebar found N 00 degrees 58' 51" E 16.61 feet;
- 2) N 00 degrees 58' 51" E 261.95 feet along the centerline of an existing 20 foot easement (Plat vol. 14 page 969) and through the lands of said Miller to a 5/8 inch rebar found;
- 3) N 54 degrees 20' 53" E 37.64 feet along the centerline of said existing 20 foot easement and through the lands of said Miller to a point on Saltcreek Township Trustees' (D.V. 271 page 186) west line;
- 4) S 00 degrees 22' 39" E 20.00 feet along said Saltcreek Township Trustees' west line to an iron pin set;
- 5) N 89 degrees 33' 21" E 148.84 feet along said Saltcreek Township Trustees' south line to an iron pin set;
- 6) N 00 degrees 22' 39" W 117.06 feet along said Saltcreek Township Trustees' east line to an iron pin set;
- 7) S 89 degrees 33' 21" W 148.84 feet along said Saltcreek Township Trustees' north line to a 5/8 inch rebar found;
- 8) S 00 degrees 22' 39" E 97.06 feet along said Saltcreek Township Trustees' west line to a point;
- 9) S 54 degrees 20' 53" W 37.64 feet along the centerline of said existing 20 foot easement and through the lands of said Miller to a 5/8 inch rebar found;
- 10) S 00 degrees 58' 51" W 261.95 feet along the centerline of said existing 20 foot easement and through the lands of said Miller to a point on the quarter section line and in T.R. 606;
- 11) S 89 degrees 33' 21" W 1745.20 feet along the quarter section line and along T.R. 606 to a 3/4 inch rod found marking the southwest corner of the northwest quarter of Section 35, witnessed by an iron pin set N 00 degrees 09' 09" E 27.43 feet;
- 12) N 00 degrees 09' 09" E 1332.44 feet along the section line to a 5/8 inch rebar found;
- 13) N 89 degrees 32' 52" E 2687.02 feet along Melvin A. Weaver and Fannie J. Weaver's (O.R. 276 page 2595) south line to a 5/8 inch rebar found on the quarter section line;
- 14) S 00 degrees 00' 25" E 1332.78 feet along the quarter section line to the TRUE POINT OF BEGINNING.

This parcel contains 81.856 acres but subject to all highways and easements of record.

This parcel is subject to an existing 20 foot easement recorded in Plat vol. 14 page 969, resurveyed and further described as follows:

Being part of the northwest quarter of Section 35, Salt Creek Township, T-15 N, R-12 W, Holmes County, Ohio, also known as all of the lands conveyed to Larry E. Miller and Esther D. Miller in Deed vol. 271 page 181, PN 2400518000.

Commencing at a 5/8 inch rebar found in T.R. 606 marking the southeast corner of the northwest quarter of Section 35, thence S 89 degrees 33' 21" W 945.52 feet along the quarter section line and along T.R. 606 to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 00 degrees 58' 51" E 16.61 feet.

thence with the following TWO (2) COURSES:

- 1) N 00 degrees 58' 51" E 261.95 feet along the centerline of a 20 foot easement and through the lands of said Miller to a 5/8 inch rebar found;
- 2) N 54 degrees 20' 53" E 37.64 feet along the centerline of a 20 foot easement and through the lands of said Miller to a point on the west line of Saltcreek Township Trustees (D.V. 271 page 186) 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.

See Holmes County Plat Book 19, page 5071 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
June 9, 2023

Aaron L. Gerber

P.S. 8379



Parcel Number: 2400518002

FILE DESCRIPTION

Holmes County Map Office
8/21/2023