

Description – Lot 1b

Situated in the State of Ohio, County of Holmes, **Township of Salt Creek in the northwest quarter of fractional Section 30, T-15N, R-12W, Congress Lands North of the Old Seven Ranges.**

Being Lot 1b of the Salt Creek Township Subdivision No.11 recorded in Plat Book 2 Page 633 of the Holmes County Records containing 0.175 acres.

Note: Lot 1b is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

Note: Lot 1b is always to be transferred with Lots 1a and 1c

Note: Lot 1b is subject to a 50 feet wide Access Easement for the purpose of ingress, egress and general utilities for the benefit of Lot 2. More particularly described as follow:

Situated in the State of Ohio, County of Holmes, **Township of Salt Creek in the northwest quarter of fractional Section 30, T-15N, R-12W, Congress Lands North of the Old Seven Ranges.**

Being part of the land described in deeds to **John A. Miller and Eli A. Miller** recorded in official record volume 92, page 189 (PPN 2500001000) and deed volume 267, page 872 (PPN 2400451000) of the Holmes County records.

Described as follows:

Being a strip of land lying between parallel lines, located 25 feet on each side of the following described centerline, along with any shortening or extensions of those lines required to intersect the property lines.

Commencing on the line between Prairie Township and Salt Creek Township at the northwest corner of the northwest quarter of fractional Section 30 – said corner witnessed by a capped reference pin set S 89° 36' 25" E 155.50 feet.

Thence S 89° 36' 25" E 486.87 feet, along the north line of the quarter section, to a 3/4 inch diameter steel pin found in County Road 192.

Thence S 40° 07' 49" W 32.51 feet, in County Road 192 and along the westerly line of Eli A. Miller and John A. Miller as described in official record volume 92, page 189, to the **Point of Beginning** for the easement herein described.

Thence with the following FOUR courses:

- 1) **S 89° 36' 25" E 715.42 feet** to a point of curvature.
- 2) **Southeasterly**, along the arc of a curve to the right, a distance of 72.92 feet to a point of tangency.

The aforementioned curve has the following properties.

Central Angle = 20° 53' 25"

Radius = 200.00 feet

Chord Bearing = S 79° 09' 43" E

Chord Distance = 72.52 feet

- 3) S 68° 43' 00" E 149.91 feet to a point.
- 4) S 79° 29' 09" E 61.75 feet to a westerly line of Lot 2 and there **Terminate**.

This description was prepared by Edward A. Gasbarre, P.S. 7036, from information contained in a survey made under his direction, on January 9, 2023, on behalf of R.W. Gasbarre & Associates, Inc

All bearings are related and based on Grid North of the Ohio State Plane Coordinate System.

All capped pins, both set and found, are 5/8 inch diameter solid steel rods with identification caps marked "GASBARRE WOOSTER, OHIO" unless otherwise noted.

 1/09/23
Edward A. Gasbarre, P.S. 7036

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Parcel Number: 2400001003

FILE DESCRIPTION
Holmes County Map Office
1/27/2023

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