

Description – Lot 1

Being Lot 1 of Salt Creek Township Subdivision No. 12 recorded in Plat Book 19
Page 5267, of the Holmes County Plat Records.

Lot 1 contains 13.810 acres, but is subject to all highways and easements of record.
Containing 10.052 acres in Lot 3, 3.653 acres in Lot 4, and 0.105 acres in Lot 12.

Salt Creek Township Subdivision No. 12 is situated in Lots 3, 4, and 12, Third Quarter,
Salt Creek Township, T-10 N, R-6 W, Holmes County, Ohio.

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

Note: Lot 1 is subject to a 50 foot easement for the purpose of ingress, egress, and
general utilities, and further described as follows:

Being a part of Lot 3, Third Quarter, Salt Creek Township, T-10 N, R-6 W, Holmes
County, Ohio, also known as part of the lands conveyed to Wayne D. Troyer and Verba
J. Troyer in Official Record vol. 223 page 21, PN 2400567006.

Commencing at a 5/8 inch rebar found marking the southwest corner of Lot 3, thence S
88 degrees 30' 36" E 76.29 feet along the lot line to a 3/4 inch pipe found, thence S 88
degrees 45' 41" E 776.75 feet along the lot line to a point, thence N 02 degrees 19' 32" E
908.51 feet along David E. Miller and Arie R. Miller's (O.R. 216 page 2767, PN
3400811000) west line to a point in a stream, thence N 12 degrees 07' 03" W 572.99
feet along Dannie J. Troyer and Susan A. Troyer's (O.R. 286 page 7459) west line to a
point in the center of C.R. 189, thence N 77 degrees 33' 35" W 25.43 feet along the
centerline of C.R. 189 to a point, thence N 77 degrees 35' 40" W 73.47 feet along the
centerline of C.R. 189 to a point, thence N 74 degrees 56' 41" W 75.44 feet along the
centerline of C.R. 189 to a point the TRUE POINT OF BEGINNING.

thence with the following TWO (2) COURSES along the centerline of a 50 foot
easement:

- 1) S 08 degrees 32' 17" E 108.07 feet through the lands of said Wayne D. Troyer and
Verba J. Troyer to a point;
- 2) S 15 degrees 07' 55" W 338.50 feet through the lands of said Troyer to a point on the
south line of above described Lot 1 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.
July 26, 2023



Aaron L. Gerber

P.S. 8379



Parcel Number: 2400567018

FILE DESCRIPTION

Holmes County Map Office

4/30/2024