

Description 97.473 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 mag nail set in T.R. 362 marking the southeast corner of Lot 3 the TRUE POINT OF BEGINNING, witnessed by an iron pin set N 89 degrees 00' 14" W 19.86 feet.

thence with the following ELEVEN (11) COURSES:

- 1) N 89 degrees 00' 14" W 2335.51 feet along the lot line to an iron pin set;
- 2) N 01 degree 11' 13" E 742.99 feet along Melvin S. Bowman and Annie Bowman's (D.V. 250 page 363) east line to an iron pin set;
- 3) S 88 degrees 58' 32" E 430.32 feet along said Bowman's south line to an iron pin set;
- 4) N 01 degree 11' 13" E 932.58 feet along said Bowman's east line to an iron pin set on the lot line;
- 5) S 88 degrees 58' 32" E 455.67 feet along the lot line to an iron pin set;
- 6) N 20 degrees 36' 00" E 578.11 feet (passing into Lot 4) to an iron pin set;
- 7) S 89 degrees 53' 51" E 1245.25 feet along said Bowman's south line and along Jonas M. Bowman and Ruth H. Bowman's (O.R. 260 page 1000) south line and along Firman J. Bowman and Deborah Bowman's (O.R. 262 page 6673) south line and along the south line of Lot 1 of Creek Side Subdivision (Plat vol. 19 page 3196) to a 5/8 inch rebar found on the lot line and in T.R. 362, witnessed by an iron pin set N 89 degrees 53' 51" W 16.30 feet;
- 8) S 00 degrees 58' 41" W 448.58 feet along the lot line and along T.R. 362 to a 5/8 inch rebar found;
- 9) S 00 degrees 50' 28" W 116.15 feet along the lot line and along T.R. 362 to a mag nail set marking the southeast corner of Lot 4;
- 10) S 00 degrees 50' 28" W 1587.92 feet (passing into Lot 3) along the lot line and along T.R. 362 to a 5/8 inch rebar found;
- 11) S 00 degrees 54' 52" W 86.50 feet along the lot line and along T.R. 362 to the TRUE POINT OF BEGINNING.

This parcel contains 97.473 acres, but subject to all highways and easements of record. Containing 80.403 acre in Lot 3 and 17.070 acres in Lot 4.

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: 3400753001

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