

**Description – Lot 1**

Being Lot 1 of Salt Creek Township Subdivision No. 13 recorded in Plat Book 19  
Page 5196, of the Holmes County Plat Records.

Lot 1 contains 4.022 acres, but is subject to all easements of record.

Salt Creek Township Subdivision No. 13 is situated in the northeast quarter of Section 34, Salt Creek Township, T-15 N, R-12 W, Holmes County, Ohio.

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

Note: Lot 1 has access by a 50 foot common access easement for the purpose of ingress, egress, and general utilities, and further described as follows:

Being part of the northeast quarter of Section 34, T-15 N, R-12 W, Salt Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Saltcreek Investments, LLC in Official Record vol. 268 page 657 and part of the lands conveyed to Leroy Miller and Laura Miller in Official Record vol. 272 page 5146, PN 2400639000 and PN 2400243008.

Commencing at a R.R. spike found at the intersection of T.R. 613 and C.R. 235 marking the northwest corner of the northeast quarter of Section 34, thence S 01 degree 57' 45" E 984.64 feet along the quarter section line and along C.R. 235 to a point the TRUE POINT OF BEGINNING.

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

- 1) N 89 degrees 08' 10" E 474.40 feet through the lands of said Saltcreek Investments, LLC and said Miller to a point;
- 2) S 00 degrees 51' 50" E 25.00 feet through the lands of said Miller to a point on the north 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 Donald C. Baker, P.S. 6938.  
October 18, 2023

  
Donald C. Baker P.S. 6938



Parcel Number: 2400243014

**FILE DESCRIPTION**  
Holmes County Map Office  
1/12/2024