



ENGINEERS • SURVEYORS

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**DESCRIPTION FOR SALTCREEK VENTURES
TOWNSHIP OF SALT CREEK, HOLMES COUNTY, OHIO
2.500 ACRES**

SITUATED IN THE STATE OF OHIO, COUNTY OF HOLMES, TOWNSHIP OF SALT CREEK, AND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 15 NORTH, RANGE 12 WEST, BEING A 2.500 ACRE TRACT OUT OF AN ORIGINAL TRACT CONVEYED TO MONROE L. MILLER AND RUBY ANN MILLER OF RECORD IN OFFICIAL RECORD 272, PAGE 6713, PARCEL NUMBER 3400334002, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, HOLMES COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A RAILROAD SPIKE FOUND ON THE CENTERLINE INTERSECTION OF COUNTY ROAD 77 AND TOWNSHIP ROAD 606, THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER;

THENCE SOUTH $00^{\circ}14'05''$ EAST, A DISTANCE OF 1226.12 FEET WITH THE CENTERLINE OF SAID COUNTY ROAD 77, THE WEST LINE OF SAID SOUTHWEST QUARTER, AND A WEST LINE OF SAID MILLER TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN SET NORTH $89^{\circ}48'18''$ EAST, A DISTANCE OF 30.00 FEET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE THE FOLLOWING 4 COURSES:

1. NORTH $89^{\circ}48'18''$ EAST, A DISTANCE OF 650.03 FEET OVER AND ACROSS SAID MILLER TRACT, WITH A NEW LINE, PASSING IRON PINS SET AT 30.00 FEET AND 608.28 FEET, TO A POINT BEING REFERENCED BY SAID IRON PIN SET SOUTH $89^{\circ}48'18''$ WEST, A DISTANCE OF 41.75 FEET, SAID POINT BEING ON THE TANGENT LINE OF A CURVE ON THE CENTERLINE OF STATE ROUTE 241;
2. SOUTH $43^{\circ}51'55''$ WEST, A DISTANCE OF 273.06 FEET WITH THE CENTERLINE OF SAID STATE ROUTE 241 AND OVER AND ACROSS SAID MILLER TRACT, TO A POINT BEING REFERENCED BY AN IRON PIN FOUND SOUTH $89^{\circ}48'18''$ WEST, A DISTANCE OF 46.18 FEET, SAID POINT BEING A CORNER OF SAID MILLER TRACT AND A NORTHEAST CORNER OF A TRACT CONVEYED TO SALTCREEK VENTURES, LLC. OF RECORD IN OFFICIAL RECORD 265, PAGE 2680;

3. SOUTH 89°48'18" WEST, A DISTANCE OF 460.01 FEET WITH A SOUTH LINE OF SAID MILLER TRACT AND A NORTH LINE OF SAID SALTCREEK VENTURES TRACT, PASSING IRON PINS FOUND AT 46.18 FEET AND 429.18 FEET, TO A POINT BEING REFERENCED BY SAID IRON PIN FOUND NORTH 89°48'18" EAST, A DISTANCE OF 30.83 FEET, SAID POINT BEING ON THE CENTERLINE OF SAID COUNTY ROAD 77, THE WEST LINE OF SAID SOUTHWEST QUARTER, A SOUTHWEST CORNER OF SAID MILLER TRACT, AND A NORTHWEST CORNER OF SAID SALTCREEK VENTURES TRACT;
4. NORTH 00°14'05" WEST, A DISTANCE OF 196.22 FEET WITH THE CENTERLINE OF SAID COUNTY ROAD 77, THE WEST LINE OF SAID SOUTHWEST QUARTER, A WEST LINE OF SAID MILLER TRACT, TO THE POINT OF BEGINNING.

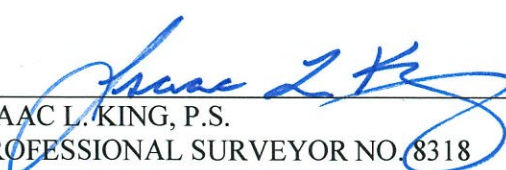
THIS PARCEL CONTAINS 2.500 ACRES OF LAND, MORE OR LESS.

THE ABOVE DESCRIPTION WAS BASED ON A PLAT OF SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S., PROFESSIONAL SURVEYOR NUMBER 8318, DATED JANUARY, 2025, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS SHOWN HEREON ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, (NAD83 2011).

ALL IRON PINS SET ARE 5/8" O.D. X 30" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER & ASSOC." UNLESS OTHERWISE NOTED.

SEE HOLMES COUNTY PLAT BOOK 19, PAGE 1588 FOR SURVEY.


ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 1-3-2025



Parcel Number: 3400334003

FILE DESCRIPTION

Holmes County Map Office

2/4/2025