

Description – Lot 1

Being Lot 1 of Salt Creek Township Subdivision No. 14 recorded in Plat Book 19
Page 5243, of the Holmes County Plat Records.

Lot 1 contains 0.336 acres, but is subject to all easements of record.

Salt Creek Township Subdivision No. 14 is situated in the northeast quarter of Section 32, T-15 N, R-12 W, Salt Creek Township, 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 32, T-15 N, R-12 W, Salt Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Peach Tree Holdings, LLC in Official Record vol. 284 page 593, PN 2400117003.

Commencing at a R.R. spike found at the intersection of T.R. 607 and T.R. 609 marking the northeast corner of the northeast quarter of Section 32, thence S 00 degrees 18' 24" E 1174.16 feet along the section line and along T.R. 609 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) S 85 degrees 13' 02" W 151.16 feet through the lands of said Peach Tree Holdings, LLC to a point;
- 2) N 50 degrees 10' 08" W 35.60 feet through the lands of said Peach Tree Holdings, LLC to a point on the south line of the above described Lot 1 and THERE ENDS.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". 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.
November 30, 2023



 Donald C. Baker P.S. 6938



Parcel Number: 2400117006

FILE DESCRIPTION
 Holmes County Map Office
 3/20/2024