

Description – Lot 1

Being Lot 1 of Salt Creek Township Subdivision No. 20 recorded in Plat Book 19
Page 5846, of the Holmes County Plat Records.

Lot 1 contains 3.481 acres, but is subject to all highways and easements of record.

Salt Creek Township Subdivision No. 20 is situated in the northwest quarter of Section 2, T-14 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 and is subject to a 50 foot common access easement for the purpose of ingress, egress, and general utilities, and further described as follows:

Being part of the northwest quarter of Section 2, T-14 N, R-12 W, Salt Creek Township, Holmes County, Ohio, also known as part of the lands conveyed to Susan J. Kauffman in Official Record vol. 268 page 2014, PN 3400666004.

Commencing at a R.R. spike found in T.R. 616 marking the southeast corner of the northwest quarter of Section 2, thence N 00 degrees 00' 26" W 1208.76 feet along the quarter section line to a 5/8 inch rebar found, thence S 89 degrees 08' 42" W 701.90 feet along Raymond L. Yoder and Laura A. Yoder's (O.R. 268 page 2301) north line to a 5/8 inch rebar found, thence S 87 degrees 24' 33" W 266.43 feet along said Yoder's north line to a point in T.R. 615 and on Merlin W. Keim and Eva Keim's (O.R. 258 page 2258) east line, thence N 00 degrees 00' 27" W 25.03 feet along T.R. 615 and along said Keim's east line to a point the TRUE POINT OF BEGINNING.

thence with the following THREE (3) COURSES along the centerline of a 50 foot common access easement:

- 1) N 87 degrees 24' 33" E 241.31 feet through the lands of said Kauffman to a point;
- 2) N 00 degrees 14' 40" W 123.64 feet through the lands of said Kauffman to a point;
- 3) N 89 degrees 08' 42" E 272.47 feet through the lands of said Kauffman to a point on the east line of the above described Lot 1 and THERE ENDS.

Note: Lot 1 is subject to an existing easement recorded in Plat vol. 12 page 569.

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.
August 18, 2025

Donald C. Baker P.S. 6938



Parcel Number: 3400666008

FILE DESCRIPTION
Holmes County Map Office
6/10/2026

2 of 2