

**Description – Lot 2**

Being Lot 2 of Breezy Ridge Subdivision Replat No. 1 recorded in Plat Book 19  
Page 4726, of the Holmes County Plat Records.

Lot 2 contains 3.293 acres, but is subject to all highways and easements of record. Containing 0.376 acres in the southwest quarter of Section 31 and 2.917 acres in the northwest quarter of Section 31.

Breezy Ridge Subdivision Replat No. 1 is situated in the northwest and southwest quarters of Section 31, Paint Township, T-15 N, R-11 W, Holmes County, Ohio.

Note: Lot 2 is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

Note: Lot 2 is subject to and has access by a 50 foot common access easement for the purpose of ingress, egress, and general utilities and further described as follows:

Being a part of the northwest and southwest quarters of Section 31, Paint Township, T-15 N, R-11 W, Holmes County, Ohio, also known as part of the lands conveyed to Aaron A. Hershberger and Edna R. Hershberger in Official Record vol. 5 page 205, PN 1500338000 and PN 1500341000.

Commencing at a 5/8 inch rebar found on the Salt Creek Township line and in T.R. 652 marking the northwest corner of the southwest quarter of Section 31, thence S 00 degrees 42' 00" E 1324.55 feet along the Salt Creek Township line and along the section line and along T.R. 652 to a R.R. spike found at the intersection of T.R. 652 and T.R. 606, thence N 89 degrees 15' 35" E 984.70 feet along the centerline of T.R. 606 to a point the TRUE POINT OF BEGINNING.

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

- 1) N 00 degrees 15' 51" W 421.83 feet through the lands of said Hershberger to a point;
- 2) N 30 degrees 47' 21" E 86.05 feet through the lands of said Hershberger to a point;
- 3) N 00 degrees 19' 57" W 492.12 feet through the lands of said Hershberger to a point on the south line of said Lot 2 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.

This survey made and description prepared by Aaron L. Gerber, P.S. 8379.

January 18, 2022

  
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 Aaron L. Gerber P.S. 8379



Parcel Number: 1500341003

**FILE DESCRIPTION**  
 Holmes County Map Office  
 6/27/2022