

Description – Lot 2

Being Lot 2 of Ridgeway Subdivision Replat No. 1 recorded in Plat Book 19 Page 4235, of the Holmes County Plat Records.

Lot 2 contains 2.099 acres, but is subject to all highways and easements of record.

Ridgeway Subdivision Replat No. 1 is situated in the southeast quarter of Section 13 and northeast quarter of Section 18, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio.

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

Note: Lot 2 has access by an existing 50 foot easement (P. 18 page 428) for the purpose of ingress, egress and general utilities, and further described as follows:

Being a part of the southeast quarter of Section 13 and the northeast quarter of Section 18, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as a part of the lands conveyed to David D. Miller, Jr. and Mary Ann Miller in Deed vol. 187 page 370 and Deed vol. 238 page 375, PN 2600467000, and a part of the lands conveyed to David Miller, Jr. and Mary Ann Miller in Deed vol. 245 page 411, PN 2601428001, and a part of the lands conveyed to Dustin L. Miller and Rebecca R. Miller in Official Record vol. 262 page 6589, PN 2601315004.

Commencing at a 5/8 inch rebar found marking the southwest corner of the southeast quarter of Section 13, thence S 87 degrees 48' 24" E 353.03 feet along the section line and along T.R. 401 to a point in T.R. 401 the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES along the centerline of said 50 foot easement:

- 1) N 01 degrees 34' 06" E 15.00 feet along said David Miller, Jr. and Mary Ann Miller's (D.V. 245 page 411) west line to a point;
- 2) S 87 degrees 48' 24" E 560.28 feet through the lands of said Miller to a point;
- 3) N 02 degrees 11' 36" E 10.00 feet through the lands of said Miller to a point;
- 4) S 87 degrees 48' 24" E 285.86 feet through the lands of said Miller to a point on the west line of the above described Lot 2.

This survey made and description prepared by Donald C. Baker, P.S. 6938.
July 24, 2019


Donald C. Baker P.S. 6938



Parcel Number: 2601093004

FILE DESCRIPTION
Holmes County Map Office
12/1/2020