

Description – Lot 2

Being Lot 2 of Deer View Estate Subdivision Replat No. 1 recorded in Plat Book
19 Page 5669, of the Holmes County Plat Records.

Lot 2 contains 2.736 acres, but is subject to all highways and easements of record.
Containing 2.151 acres in Section 8 and 0.585 acres in Section 13.

Deer View Estate Subdivision Replat No. 1 is situated in the southeast quarter of Section 8 and the northeast quarter of Section 13, Richland Township, T-8 N, R-9 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 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 northeast quarter of Section 13, T-8 N, R-9 W, Richland Township, Holmes County, Ohio, also known as part of the lands conveyed to Ella J. Schwartz in Official Record vol. 267 page 3640, PN 2100084001.

Commencing at a stone found marking the northwest corner of the northeast quarter of Section 13, thence S 88 degrees 21' 26" E 1040.98 feet along the section line to a point on the west line of Lot 1 of Deer View Estate Subdivision (Plat vol. 19 page 2882) and on Katie A. Miller and Allen Joseph Miller's (O.R. 281 page 2073) west line, thence S 26 degrees 58' 56" W 18.21 feet along the west line of Lot 1 of said Deer View Estate Subdivision and along said Miller's west line to an iron pin set, thence S 31 degrees 06' 51" W 113.26 feet along the west line of Lot 1 of said Deer View Estate Subdivision and along said Miller's west line to a point the TRUE POINT OF BEGINNING.

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

- 1) S 72 degrees 34' 52" W 28.22 feet through the lands of said Schwartz to a point;
- 2) Along a curve to the left having a delta angle of 86 degrees 58' 54", R – 75.00 feet, T – 71.15 feet, Ch. Brg. – S 29 degrees 14' 44" W, Ch. – 103.24 feet through the lands of said Schwartz an arc distance of 113.86 feet to a point;
- 3) S 14 degrees 14' 26" E 354.18 feet through the lands of said Schwartz to a point;
- 4) S 04 degrees 23' 11" W 260.46 feet through the lands of said Schwartz to a point in the center of T.R. 7 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, 2011 adjustment.

This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
May 29, 2025



Aaron L. Gerber

P.S. 8379



Parcel Number: 2100084005

FILE DESCRIPTION

Holmes County Map Office

10/14/2025