

Description 0.119 acre parcel

Being a part of Lots 218 and 219 in the Village of Millersburg, situated in the northwest quarter of Section 12, Hardy Township, T-9 N, R-7 W, Holmes County, Ohio, also known as part of the lands conveyed to James Ritchey and Phillip Ritchey in Deed vol. 206 page 633 and Betty J. Patterson, trustee in Official Record vol. 270 page 4799, PN 0701508000, PN 0701509000, and PN 0701510000.

Described as follows:

Beginning at an iron pin set marking the southeast corner of said Lot 218 the TRUE POINT OF BEGINNING.

thence with the following SIX (6) COURSES:

- 1) N 88 degrees 02' 48" W 58.19 feet along the south line of said Lot 218 and along the north line of a 16 foot alley aka Centre Alley to an iron pin set;
- 2) N 18 degrees 17' 48" W 68.95 feet partly along the west line of said Lot 218 and partly along the west line of said Lot 219 and partly along the east line of South Grant Street and partly along the east line of a parcel with an unknown owner to a point;
- 3) S 88 degrees 02' 48" E 15.95 feet along Ryan M. Troyer's (O.R. 184 page 362) south line to a point on the west line of said Lot 218;
- 4) N 01 degrees 51' 48" E 10.00 feet along the west line of said Lot 218 to an iron pin set;
- 5) S 88 degrees 02' 48" E 66.00 feet along Dan W. Keiffaber's (O.R. 218 page 574) south line and along Lucinda D. Mathie's (D.V. 253 page 244) south line to an iron pin set on the east line of said Lot 218 and on the west line of a 10 foot alley aka Horn Alley;
- 6) S 01 degrees 51' 48" W 74.69 feet along the east line of said Lot 218 and along the west line of said Horn Alley to the TRUE POINT OF BEGINNING.

This parcel contains 0.119 acres, but subject to all highways and easements of record.

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.

See Holmes County Plat Book 19, page 4038 for survey.
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.
March 5, 2020

Aaron L. Gerber

P.S. 8379



Parcel Number: 0701510001

FILE DESCRIPTION

Holmes County Map Office

4/22/2020