

Description 0.120 acre parcel

Being part of Lot 223 in the Village of Millersburg, situated in the southwest quarter of Section 12, Hardy Township, T-9 N, R-7 W, Holmes County, Ohio, also known as part of the lands conveyed to Mathew Scott McKelvey in Deed vol. 272 page 767, PN 0701392000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of said Lot 223, thence S 10 degrees 52' 56" E 66.00 feet along the west line of Lot 223 and along the east line of Outlot 67 and along Holmesville Manufacturing and Distribution Center, Inc.'s (D.V. 273 page 976) east line to a point the TRUE POINT OF BEGINNING, witnessed by a 5/8 inch rebar found N 82 degrees 51' 32" E 0.29 feet.

thence with the following FOUR (4) COURSES:

- 1) N 82 degrees 51' 32" E 48.36 feet along Gretchen L. Nethero, Trustee's (O.R. 270 page 453) south line to a 5/8 inch rebar found;
- 2) S 01 degree 51' 48" W 214.00 feet along the east line of Lot 223 and along the west line of Lots 132, 133, and 134 in the Village of Millersburg and along Ryan M. Troyer's (O.R. 247 page 3851), Matthew S. McKelvey's (O.R. 274 page 4338), Matthew S. McKelvey and Lisa M. McKelvey's (O.R. 253 page 7176), and Mathew Scott McKelvey's (D.V. 272 page 767, PN 0701390000 and PN 0701391000) west line and along the west line of a gap area to an iron pin set;
- 3) N 88 degrees 15' 31" W 1.07 feet along the south line of Lot 223 and along Matthew Scott McKelvey's (O.R. 191 page 279) north line to a R.R. spike found;
- 4) N 10 degrees 52' 56" W 211.65 feet along the west line of Lot 223 and along the east line of Outlot 67 and along said Holmesville Manufacturing and Distribution Center, Inc.'s east line to the TRUE POINT OF BEGINNING.

This parcel contains 0.120 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, 2011 adjustment.

See Holmes County Plat Book 19, page 5284 for survey.  
This survey made and description prepared by Aaron L. Gerber, P.S. 8379.  
February 6, 2024

  
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Aaron L. Gerber P.S. 8379



Parcel Number: 0701392001

