



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 5.202 Acres

Being part of Lot 1 of the First Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands of Wayne E. Miller and Katie P. Miller in O.R. Vol. 274 Page 4044 (PPN 0100244000).

Described as follows:

Commencing at a point marking the southwest corner of lot 1, thence S 88 degrees 46'53" E a distance of 37.14 feet to a 5/8 inch rebar found capped "Baker" marking the northwest corner of lot 6, thence S 88 degrees 19'19"E a distance of 1108.64 feet along County Road 207 and the south line of lot 1 to a point being the TRUE PLACE OF BEGINNING.

Thence with the following **SIX (6) COURSES**;

1. **N 03 degrees 03'51" E a distance of 342.90 feet** through the lands of said Wayne E. Miller and Katie P. Miller to an iron pin set passing over an iron pin set at a distance of 23.09 feet;
2. **N 12 degrees 50'21" W a distance of 76.29 feet** through the lands of said Wayne E. Miller and Katie P. Miller to an iron pin set;
3. **N 01 degrees 06'39" E a distance of 627.39 feet** through the lands of said Wayne E. Miller and Katie P. Miller to an iron pin set on the south line of Lot 7 of Blessing Acres Subdivision Replat No. 2 (P.V. 19 Page 3726) of Wayne E. Miller and Katie Miller (O.R. Vol. 267 Page 4450);
4. **S 89 degrees 14'59" E a distance of 221.43 feet** along the south line of said Lot 7 of Blessing Acres Subdivision Replat No. 2 (P.V. 19 Page 3726) of Wayne E. Miller and Katie Miller to a 5/8 inch rebar found capped "Baker"

5. **S 01 degrees 06'39" W a distance of 1047.65 feet** along the west lines of Anna Miller (O.R. Vol. 200 Page 1847), Eli D. Schlabach and Iva W. Schlabach (O.R. Vol. 224 Page 2403), Raymond W. Miller and Esther M. Miller (O.R. Vol. 215 Page 1383) , and Norman A. Hershberger and Cindy J. Hershberger(O.R. Vol. 234 Page 2865) to a mag nail set in said road and on the south line of said lot 1 witnessed by a 5/8 inch rebar found capped "Baker" N 33 degrees 12'37" E a distance of 32.50 feet;
6. **N 88 degrees 19'19" W a distance of 214.73 feet** along said road and the south line of said lot 1 to the TRUE PLACE OF BEGINNING;

This parcel contains 5.202 acres and is subject to all highways, easements, and restrictions of record.

To go to adjoiner.

Bearings from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83.

All iron pins set are 5/8-inch rebars 30 inches long with a plastic identification cap marked "Galbraith 8703".

For survey see: Plat Book Vol. 19 Page 4267

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on November, 18 2020.



Parcel Number: 0100244001



FILE DESCRIPTION
Holmes County Map Office
1/5/2021

2 of 2