



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 1.085 Acres

Being a part of the Northwest Quarter of Section 5, Berlin Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands of Anna Miller in Deed Vol. 249 Page 678 and O.R. Vol. 200 Page 1847 and the lands of John H. Miller and Laura J. Miller in O.R. Vol. 282 Page 5017 and O.R. Vol. 239 Page 3379 (PPN 0100447000), (PPN 0100447002), and (PPN 0100447001).

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of the northwest quarter of section 5, thence **S 00 degrees 51'48" W distance of 958.31 feet** along the section line and along the centerline of Township Road 362 to a point being the TRUE PLACE OF BEGINNING;

Thence with the following FOUR (4) COURSES;

1. **S 89 degrees 11'02" E a distance of 472.76 feet** through the lands of said Anna Miller to an iron pin set passing over an iron pin set at a distance of 23.88 feet;
2. **S 00 degrees 48'21" W a distance of 100.00 feet** through the lands and along the west line of said Anna Miller to a 5/8 inch rebar found passing over a 5/8 inch rebar found capped "Baker" a distance of 30.00 feet;
3. **N 89 degrees 11'02" W a distance of 472.86 feet** along the north line of John H. Miller and Laura J. Miller (O.R. Vol. 48 Page 551) to a point in the centerline of said road witnessed by a 5/8 inch rebar found capped "Baker" S 89 degrees 11'02" E a distance of 25.60 feet;
4. **N 00 degrees 51'48" E a distance of 100.00 feet** along the section line and along the centerline of said road to the TRUE PLACE OF BEGINNING.

This parcel contains 1.085 acres and is subject to all highways, restrictions, and easements of record.

Also, the Grantors grant unto the Grantee their heirs and assigns a 20 foot easement for the purpose of ingress, egress, and general utilities described as follows;

Being a part of the Northwest Quarter of Section 5, Berlin Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands of John H. Miller and Laura J. Miller in O.R. Vol. 248 Page 551 (PPN 0101296001).

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of the northwest quarter of section 5, thence **S 00 degrees 51'48" W a distance of 1068.31 feet** along the section line and along the centerline of Township Road 362 to a point being the TRUE PLACE OF BEGINNING;

Thence with the following ONE (1) COURSE;

1. **S 89 degrees 11'02" E a distance of 253.73 feet** along the centerline of said easement through the lands of said John H. Miller and Laura J. Miller to a point and THERE ENDS.

All iron pins set are 5/8 inch rebars with plastic identification "Galbraith 8703"

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

For survey see Plat Book Vol. 19 Page 4865

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on October 4, 2022.



Parcel Number: 0100447004

FILE DESCRIPTION
Holmes County Map Office
11/29/2022

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