



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: **64.627 Acres**

Being part of the Southeast and Southwest Quarters of Section 4, Berlin Township, T-9 N, R-5 W, Holmes County, Ohio, also known as all of the lands of Wayne R. Miller and Sarah R. Miller in Deed Vol. 205 Page 659 and O.R. Vol. 236 Page 2750 (PPN 0100517000), (PPN 0101351000), (PPN 0100517001), (PPN 0100517002), and (PPN 0100516000).

Further described as follows;

Commencing at point marking the northwest corner of the southeast quarter of Section 4 witnessed by a railroad spike found S 11 degrees 42'36" E a distance of 4.31 feet being TRUE PLACE OF BEGINNING.

Thence with the following **TWENTY-THREE (23) COURSES**;

1. **S 88 degrees 52'46" E a distance of 156.50 feet** along the quarter section line and the centerline of C.R. 207 to a point;
2. **S 56 degrees 44'11" E a distance of 307.43 feet** along the south line of Felty M. Shelter and Ada J. Shetler (Deed Vol. 250 Page 83 and O.R. Vol. 176 Page 927) to a 3/4 inch rebar found passing over an iron pin set at a distance 28.99 feet;
3. **S 40 degrees 59'40" W a distance of 101.48 feet** along the west line of Felty M. Shetler and Ada J. Shetler (O.R. Vol. 62 Page 168 and O.R. Vol. 176 Page 927) to a 5/8 inch rebar found;
4. **S 56 degrees 38'37" E a distance of 219.38 feet** along the south line of said Felty M. Shetler and Ada J. Shetler to a 5/8 inch pin found capped "Shamp";
5. **S 37 degrees 48'44" W a distance of 315.96 feet** along the west line of Joe Jr. Kauffman, Mary Kauffman, and Emma J. Kauffman (O.R. Vol. 141 Page 715) to a 5/8 inch rebar found;
6. **S 80 degrees 05'37" E a distance of 327.89 feet** along the south line of said Joe Jr. Kauffman, Mary Kauffman, and Emma J. Kauffman to a point witnessed by a 5/8 inch pin found capped "Shamp" N 80 degrees 05'37" W a distance of 25.35 feet;
7. **S 40 degrees 15'32" W a distance of 1074.74 feet** along the west line of Harry A. Miller and Mary H. Miller (O.R. Vol. 242 Page 3462), Marvin E. Raber and Sarah H. Raber (O.R. Vol. 242 Page 3458), Gary L. Yoder and Miriam A. Yoder (O.R. Vol. 190 Page 3263) and along the centerline of U.S. 62 to a point;
8. **S 32 degrees 48'02" W a distance of 603.50 feet** along the west line of said Marvin E. Raber and Sarah H. Raber and along said road to a point;

9. **S 32 degrees 48'02" W a distance of 919.03 feet** along the west line of Mahlon A. Miller and Ada Miller (O.R. Vol. 236 Page 364), Mahlon A. Miller and Ada Miller (O.R. Vol 88 Page 782), and along said road to a point;
10. **N 89 degrees 30'15" W a distance of 23.76 feet** along the section line to a point;
11. **N 32 degrees 29'45" E a distance of 63.00 feet** along the east line of ANY Land Company, LLC (O.R. Vol. 278 Page 5986) and along said road to a point;
12. **N 32 degrees 35'07" E a distance of 472.58 feet** along the east line of said ANY Land Company, LLC and along said road to a point;
13. **N 59 degrees 13'41" W a distance of 428.50 feet** along the north line of said ANY Land Company, LLC to a 5/8 inch pin found capped "Baker" passing over a 5/8 inch pin found capped "Baker" at a distance of 34.49 feet;
14. **S 16 degrees 58'39" W a distance of 698.55 feet** along the west line of said ANY Land Company, LLC to a 5/8 inch pin found capped "Baker";
15. **N 89 degrees 30'15" W a distance of 239.14 feet** along the section line to an iron pin set;
16. **N 01 degree 21'55" E a distance of 1174.88 feet** along the east line of Roy L. Troyer and Alma J. Troyer (O.R. Vol. 76 Page 407) and Crist J. Miller and Susan A. Miller (O.R. Vol. 248 Page 515) to an iron pin set;
17. **S 89 degrees 07'00" E a distance of 431.64 feet** along the south line of Joseph R. Weaver and Karen M. Mast (O.R. Vol. 259 Page 3157) to an iron pin set;
18. **N 01 degree 41'18" E a distance of 1293.87 feet** along the east line of said Joseph R. Weaver and Karen M. Mast to a 3/4 inch rebar found;
19. **S 88 degrees 31'11" E a distance of 125.54 feet** along the south line of Leon J. Weaver and Elizabeth E. Troyer (O.R. Vol. 270 Page 5610) to a 3/4 inch rebar found;
20. **N 01 degree 43'53" E a distance of 239.41 feet** along the east line of said Leon J. Weaver and Elizabeth E. Troyer to a 3/4 inch rebar found;
21. **S 88 degrees 19'05" E a distance of 43.20 feet** along the south line of said Leon J. Weaver and Elizabeth E. Troyer to a 3/4 inch rebar found;
22. **N 02 degrees 47'57" W a distance of 85.78 feet** along the east line of said Leon J. Weaver and Elizabeth E. Troyer to a point witnessed by a 3/4 inch rebar found S 02 degrees 47'57" E a distance of 24.21 feet;
23. **S 89 degrees 06'17" E a distance of 737.17 feet** along the quarter section line and along the centerline of C.R. 207 to the TRUE PLACE OF BEGINNING.

This parcel contains 64.627 acres and is subject to all highways, easements, and restrictions of record. Containing 12.600 acres in the Southeast Quarter of Section 4 and 52.027 acres in the Southwest Quarter of Section 4.

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

For survey see: Holmes County Plat Book Vol. 19 Page 5149

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703.
August 2, 2023.

Caleb Galbraith

Parcel Number: 0100517004



FILE DESCRIPTION
Holmes County Map Office
11/17/2023

3 of 3