



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 30.000 Acres

Being part of the Third Quarter Lot 13, Hardy Township, T-9 N, R-7 W, Holmes County, Ohio, also known as part of the lands conveyed to Thomas K. Bird, trustee O.R. Vol. 66 Page 22 and Cheryl L. Bird, trustee O.R. Vol. 66 Page 43 (PPN 0600859000).

Described as follows:

Commencing at a 5/8 inch rebar found marking the southwest corner of Lot 13 , thence S 87 degrees 41'37" E a distance of 472.45 feet along the Lot Line to an iron pin set being the TRUE PLACE OF BEGINNING;

Thence with the following SIX (6) COURSES;

1. **N 02 degrees 06'27" E a distance of 1789.23 feet** through the lands of Thomas K. Bird, trustee and Cheryl L. Bird, trustee to an iron pin set;
2. **S 87 degrees 41'37" E a distance of 888.91 feet** through the lands of Thomas K. Bird, trustee and Cheryl L. Bird, trustee to an iron pin set;
3. **S 02 degrees 06'27" W a distance of 1063.22 feet** along the west line of Larry L. and Holly Clark (Deed Vol. 278 Page 97) to a 5/8 inch rebar found capped "Baker";
4. **N 87 degrees 41'37" W a distance of 390.72 feet** along north line of Kevin E. and Melissa D. Duff (O.R. Vol. 96 Page 167/171) to a 5/8 inch rebar found capped "Baker";
5. **S 02 degrees 06'27" W a distance of 726.00 feet** along west line of said Kevin E. and Melissa D. Duff to a 5/8 inch rebar found;
6. **N 87 degrees 41'37" W a distance of 498.19 feet** along the Lot Line to the TRUE PLACE OF BEGINNING.

This parcel contains 30.000 acres and is subject to all highways, easements, and restrictions of record.

To go to adjoiner.

Grantors grant unto the grantee their heirs and assigns a 50 foot secondary access easement for the purpose of ingress and egress further described as follows;

Being part of the Third Quarter Lot 18, Hardy Township, T-9 N, R-7 W, Holmes County, Ohio, also known as part of the lands conveyed to Thomas K. Bird, trustee O.R. Vol. 66 Page 22 and Cheryl L. Bird, trustee in O.R. Vol. 66 Page 43 (PPN 0601200000).

Commencing at a 5/8 inch rebar found marking the northwest corner of Lot 18 , thence S 87 degrees 41'37" E a distance of 945.63 feet along the Lot Line to a point being the TRUE PLACE OF BEGINNING;

Thence with the following ONE (1) COURSE along the centerline of said easement;


1. S 04 degrees 11'23" W a distance of 417.51 feet through the lands of said Thomas K. Bird, trustee to a point THERE ENDS.

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 4110

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on December 27, 2019.



Parcel Number: 0600859001



FILE DESCRIPTION
Holmes County Map Office
7/8/2020

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