



**Address:** 5434 TR 377, Millersburg, OH 44654

**Phone:** 330.231.0497

**Description: 0.346 Acres**

Being part of Lots 539 and 540 of the Village of Millersburg and part of the Northeast Quarter of Section 19, Hardy Township, T-9 N, R-7 W, Holmes County, Ohio, also known as the lands of Dylan J. Kaufman and Jacqueline M. Kaufman in O.R. Vol. 282 Page 4097. (PPN 0700382000, PPN 0700383000)

Described as follows:

Commencing at an iron pin set marking the northeast corner of said Lot 539 at the intersection of the west line of S. Monroe Street and the south line of Wheats Alley being the TRUE PLACE OF BEGINNING.

Thence with the following **FOUR (4) COURSES**;

1. **S 08 degrees 21'58" E a distance of 166.61 feet** along the west line of said S. Monroe Street to an iron pin set passing into said Lot 540 at a distance of 83.30 feet;
2. **S 80 degrees 49'27" W a distance of 86.51 feet** along the north line of Donald E. Christner and Sarah A. Christner (O.R. Vol. 260 Page 2971) to a 5/8 inch rebar found;
3. **N 11 degrees 17'29" W a distance of 165.47 feet** through the lands of said Dylan J. Kaufman and Jacqueline M. Kaufman to an iron pin set on the south line of said Wheats Alley and passing into said Lot 539 at a distance of 82.75 feet;
4. **N 80 degrees 04'21" E a distance of 94.98 feet** along the south line of said Wheats Alley to the TRUE PLACE OF BEGINNING.

This parcel contains 0.346 acres and is subject to all highways, easements, and restrictions of record. Containing 0.177 acres in Lot 539 and 0.169 acres in Lot 540.

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

For survey see: Plat Book Vol. 19 Page 4809

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

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on August 5, 2022.



Parcel Number: 0700382001



**FILE DESCRIPTION**  
Holmes County Map Office  
9/19/2022

2 of 2