



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 3.124 Acres

Situated in the Village of Millersburg, being part of Out Lot 106 and the Southeast Quarter of Section 19, Hardy Township, T-9 N, R-7 W, Holmes County, Ohio, also known as the lands of Wanda S. Mullet in O.R. Vol. 225 Page 3210 (PPN 0700823000, PPN 0701733000).

Described as follows:

Commencing at a pipe found marking the southwest corner of the northeast quarter of section 19, thence S 88 degrees 04'06" E a distance of 689.14 feet along the quarter section line to an iron pin set being the TRUE PLACE OF BEGINNING.

Thence with the following **TEN (10) COURSES**;

1. **N 02 degrees 38'46" W a distance of 103.64 feet** along the east line of JH Company, LLC (O.R. Vol. 280 Page 1817) to an iron pin set;
2. **N 87 degrees 17'48" E a distance of 84.58 feet** along the south line of Day-Max Entertainment, Inc. (O.R. Vol. 252 Page 2914) to a pipe found;
3. **N 87 degrees 53'20" E a distance of 69.79 feet** along the south line of Kathy F. Schlabach, trustee (O.R. Vol. 259 Page 5875) to a pipe found;
4. **N 87 degrees 19'52" E a distance of 670.87 feet** along the south lines of said Kathy F. Schlabach, trustee to a pipe found;
5. **S 00 degrees 04'08" W a distance of 164.67 feet** along the west line of Village of Millersburg (Deed Vol. 254 Page 327) to a 5/8 inch rebar found capped "Poggemeyer" on the quarter section line witnessed by a pipe found N 00 degrees 04'08" E a distance of 4.92 feet;
6. **N 88 degrees 13'33" W a distance of 265.59 feet** along the quarter section line to a 5/8 inch rebar found;

7. **S 79 degrees 27'18" W a distance of 438.00 feet** along the north line of Rodney J. Starr and Rebecca Starr (O.R. Vol. 194 Page 1862) passing into the southeast quarter of section 19 to a 5/8 inch rebar found;
8. **S 80 degrees 39'37" W a distance of 57.83 feet** along the north line of said Rodney J. Starr and Rebecca Starr to a pipe found;
9. **N 10 degrees 09'25" W a distance of 105.00 feet** along the east line of Wanda S. Mullet (O.R. Vol. 225 Page 3210) to an iron pin set on the quarter section line;
10. **N 88 degrees 26'13" W a distance of 47.77 feet** along the quarter section line to the TRUE PLACE OF BEGINNING.

This parcel contains 3.124 acres and is subject to all highways, easements, and restrictions of record. Containing 2.520 acres in Out Lot 106 and 0.604 acre in the Southeast Quarter of Section 19.

To go to adjoiner.

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

For survey see: Plat Book Vol. 19 Page 4752

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on March 16, 2022.



Parcel Number: 0700823003



FILE DESCRIPTION
Holmes County Map Office
7/29/2022

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