



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: **0.274 Acres**

Being a part of Out Lot 109 of the Village of Millersburg, T-9N, R-7W, Section 12, Hardy Township, Holmes County, Ohio, also known as the lands conveyed to Jennifer L. Smith in O.R. Vol. 260 Page 4258 (PPN 0700844000).

Described as follows:

Commencing at 5/8 inch rebar found marking the northwest corner of Out Lot 109, thence **S 02 degrees 10'19" W a distance of 334.69 feet** along the Out Lot line and the east line of North Monroe Street to a point thence **S 02 degrees 08'26" W a distance of 94.06 feet** along the Out Lot line and the east line of said Street to a point witnessed by a 3/4 inch rebar found S 88 degrees 03'20" E a distance of 0.43 feet being the TRUE PLACE OF BEGINNING;

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

1. **S 88 degrees 03'20" E a distance of 132.70 feet** along the south line of First Presbyterian Church of Millersburg (Deed Vol. 139 Page 127) to a square rod found;
2. **S 02 degrees 08'26" W a distance of 90.00 feet** along the west line of Dwight J. McFadden III and Susan Y. Lehman (O.R. Vol. 153 Page 56) to a square rod found in the base of a tree;
3. **N 88 degrees 03'20" W a distance of 132.70 feet** along the north line of Sheila M. Close and Brittany L. Negrette (O.R. Vol. 265 Page 2645) to a point on the east line of said street witnessed by a 1/2 inch pipe found in concrete S 88 degrees 03'20" E a distance of 0.37 feet;
4. **N 02 degrees 08'26" E a distance of 90.00 feet** along the Out Lot line and along the east line of said street to the TRUE PLACE OF BEGINNING.

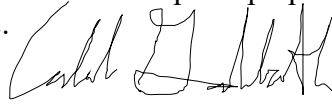
This parcel contains 0.274 acres, but subject to all highways, easements, and restrictions of record.

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

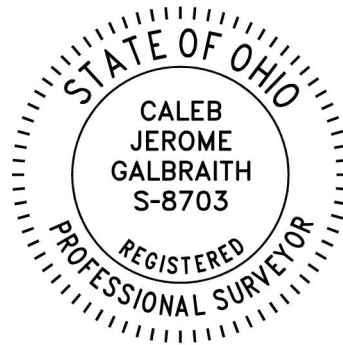
Basis of Bearings from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83

See Holmes County Plat Book 19 Page 4958 for survey.

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703.
December 15, 2022.



Parcel Number: 0700844001



FILE DESCRIPTION
Holmes County Map Office
3/21/2023

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