



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 1.268 Acres

Being a part of the Southwest Quarter of Section 11 and the Village of Millersburg, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as the lands of Victor R. Snyder in O.R. Vol. 120 Page 375 and O.R. Vol. 269 Page 1010 (PPN 0701103000).

Described as follows:

Commencing at a point marking the Southwest corner of the Southwest Quarter of section 11, thence **S 86 degrees 58'25" E a distance of 678.10 feet** along the section line to a point, thence **N 01 degree 14'37" E a distance of 664.64 feet** along the west lines of Mary L. Gindlesberger, trustee (O.R. Vol. 209 Page 2840), Green Hills, LLC (O.R. Vol. 185 Page 2699), Brittany A. Schmucker (O.R. Vol. 274 Page 2172), and Laura Augsburger and John M. Pierson (O.R. Vol. 249 Page 2792) to a point, thence **S 88 degrees 25'56" E a distance of 270.12 feet** along the south line of Eli A. Miller (O.R. Vol. 262 Page 4398) and along the south line of Briar Lane, Village of Millersburg (O.R. Vol. 267 Page 742) to a 5/8 inch rebar found, thence **N 12 degrees 33'17" W a distance of 82.47 feet** along the east line of said Briar Lane, Village of Millersburg to a 5/8 inch rebar found, thence **N 01 degree 06'58" E a distance of 235.25 feet** along the west line of Robert Lanchman, Co-Trustee and Melissa D. Lanchman, Co-Trustee (O.R. Vol. 285 Page 2630) to a square rod found, thence **N 87 degrees 49'03" E a distance of 159.48 feet** along the north line of said Robert Lanchman, Co-Trustee and Melissa D. Lanchman, Co-Trustee to a 5/8 inch rebar found being the TRUE PLACE OF BEGINNING;

Thence with the following **FIVE (5) COURSES:**

1. **S 49 degrees 55'43" E a distance of 280.80 feet** along the south line of said Green Hills, LLC to a 5/8 inch pin found in concrete;
2. **S 40 degrees 03'19" W a distance of 195.05 feet** along the west line of said Green Hills, LLC to a pipe found;
3. **S 02 degrees 35'41" W a distance of 110.98 feet** along the west line of said Green Hills, LLC to a 5/8 inch rebar found;

4. **N 87 degrees 33'44" W a distance of 100.98 feet** along the north line of said Green Hills, LLC to a pipe found;
5. **N 02 degrees 10'18" E a distance of 436.95 feet** along the east line of said Robert Lanchman, Co-Trustee and Melissa D. Lanchman, Co-Trustee to the TRUE PLACE OF BEGINNING.

This parcel contains 1.268 acres, but subject to all highways, easements, and restrictions of record.

Also, having access through a 12 foot easement described in Deed Vol. 153 Page 497.

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 5059 for survey.

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. July 26, 2023.



Parcel Number: 0701103001



FILE DESCRIPTION
Holmes County Map Office
8/9/2023

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