



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 19.575 Acres

Being part of the Village of Millersburg, Northeast Quarter of Section 22, Hardy Township, T-9 N, R-7 W, Holmes County, Ohio, also known as the lands of Dogwood Acres in O.R. Vol. 177 Page 2329, PPN 0701700000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of the northeast quarter of Section 22, thence N 88 degrees 11' 43" W 1340.32 feet along the quarter section line to a 5/8 inch rebar found on the Millersburg Corp. Line and being the TRUE PLACE OF BEGINNING.

Thence with the following **TWELVE (12) COURSES**;

1. **N 88 degrees 10'35" W a distance of 1149.68 feet** along the quarter section line and the Village of Millersburg Corp. Line to a point in State Route 83 aka U.S. 62 aka S. Washington St. witnessed by an iron pin set S 88 degrees 10'35" E a distance of 33.81 feet;
2. **thence with a curve turning to the right with an arc length of 361.20', with a radius of 1412.54', with a chord bearing of N 14 degrees 22'30" E, with a chord length of 360.22'**, along the centerline of said road and the east lines of PHW Holding Company, LLC (O.R. Vol. 279 Page 5276) and 1720 S. Washington Street, LLC (O.R. Vol. 200 Page 2598) to a point;
3. **N 21 degrees 42'02" E a distance of 54.70 feet** along the centerline of said road and the east line of said 1720 S. Washington Street, LLC to a point;
4. **S 67 degrees 51'41" E a distance of 195.34 feet** along the south line of Sunset Investment Holdings, LLC (O.R. Vol. 252 Page 3257) to a 5/8 inch rebar found and passing over a 3/4 inch rod found at a distance of 42.60 feet;

5. **N 22 degrees 09'07" E a distance of 370.80 feet** along the east line of said Sunset Investment Holdings, LLC to a 5/8 inch rebar found;
6. **N 74 degrees 38'18" W a distance of 199.48 feet** along the north line of said Sunset Investment Holdings, LLC to a point in said road witnessed by a 5/8 inch rebar found S 74 degrees 38'18" E a distance of 18.74 feet;
7. **N 21 degrees 42'01" E a distance of 145.78 feet** along the centerline of said road and the east lines of AGNL Tractor IV (KY,OH) L.L.C. (O.R. Vol. 279 Page 7231), Thomas K. Bird, trustee (O.R. Vol. 66 Page 22), Cheryl L. Bird, trustee (O.R. Vol. 66 Page 43), and the Village of Millersburg (Deed Vol. 261 Page 909) to a point witnessed by an iron pin set S 26 degrees 17'14" E a distance of 28.57 feet;
8. **N 86 degrees 05'43" E a distance of 200.25 feet** along the south line of Grace Mennonite Church, Inc. dba Grace Church (O.R. Vol. 276 Page 6046) to a 5/8 inch rebar found;
9. **N 58 degrees 12'49" E a distance of 233.18 feet** along the south line of said Grace Mennonite Church, Inc. dba Grace Church to a 5/8 inch rebar found capped "Rudolph";
10. **S 53 degrees 03'29" E a distance of 116.28 feet** along the south line of said Grace Mennonite Church, Inc. dba Grace Church to a point;
11. **S 65 degrees 29'20" E a distance of 421.72 feet** along the south line of said Grace Mennonite Church, Inc. dba Grace Church to a point witnessed by a 5/8 inch rebar found N 01 degree 16' 36" E a distance of 26.53 feet;
12. **S 01 degrees 16'36" W a distance of 786.27 feet** along the Village of Millersburg Corp. line to the TRUE PLACE OF BEGINNING.

This parcel contains 19.575 acres and is subject to all highways, easements, and restrictions of record.

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

See Holmes County Plat Book 19 Page 5067 for the survey.

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.
March 23, 2023.



Parcel Number: 0701700007



FILE DESCRIPTION
Holmes County Map Office
8/15/2023

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