



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 104.661 Acres

Being part of the Southeast Quarter and Northeast Quarter of Section 12, Killbuck Township, T-8 N, R-8 W, Holmes County, Ohio, also known as part of the lands of Ronald W. Bevington and Patricia K. Bevington in O.R. Vol. 223 Page 857 (PPN 0800059000, PPN 0800058000).

Described as follows:

Commencing at a 3/4 inch rebar found marking the southeast corner of the southeast quarter of section 12, thence **N 01 degrees 37'48" E a distance of 220.87 feet** along the section line to a point in U.S. 62 witnessed by a 5/8 inch rebar found N 01 degrees 37'48" E a distance of 61.25 feet being the TRUE PLACE OF BEGINNING.

Thence with the following **NINETEEN (19) COURSES**;

1. **S 88 degrees 29'59" W a distance of 1303.55 feet** along the north line of Ivan E. Mast and Katie L. Mast (O.R. Vol. 265 Page 4757), Holmes Siding Contractors, Ltd. (O.R. Vol. 279 Page 5742), and along the centerline of said road to a point;
2. **N 02 degrees 42'08" E a distance of 3840.29 feet** along the east lines of Robert B. Uhl and Sara Sponseller- Uhl (O.R. Vol. 149 Page 48) and Kevin S. Martin, Denise D. Dorgan, and Patricia S. Martin (O.R. Vol. 256 Page 7475 and O.R. Vol. 271 Page 793) to a 5/8 inch rebar found capped "Baker" passing over iron pins set at distances of 77.06 feet, 578.28 feet and 1339.28 feet and witnessed by an iron pin set **S 02 degrees 42'08" W a distance of 1322.64 feet**;
3. **S 86 degrees 09'42" E a distance of 1232.65 feet** along the south line of Michael Dwaine Miller and Tammy L. Miller (O.R. Vol. 280 Page 3200) to 1/2 inch pipe found;
4. **S 01 degrees 42'57" W a distance of 1325.19 feet** along the section line to an iron pin set at the southeast corner of the northeast corner of section 12;

5. **S 01 degrees 37'48" W a distance of 815.38 feet** along the section line to a 5/8 inch rebar found;
6. **N 76 degrees 51'10" W a distance of 308.59 feet** along the north line of Scott A. Landon and Lucinda J. Landon (Deed Vol. 261 Page 83) to a 5/8 inch rebar found;
7. **S 25 degrees 32'29" W a distance of 275.59 feet** along the east line of said Scott A. Landon and Lucinda J. Landon to a 5/8 inch rebar found;
8. **S 46 degrees 54'51" E a distance of 233.80 feet** along the south line of said Scott A. Landon and Lucinda J. Landon to a 5/8 inch rebar found;
9. **S 40 degrees 16'25" E a distance of 282.53 feet** along the south line of said Scott A. Landon and Lucinda J. Landon to a 5/8 inch rebar found;
10. **S 88 degrees 20'59" E a distance of 50.16 feet** along the south line of said Scott A. Landon and Lucinda J. Landon to a 5/8 inch rebar found capped "Baker";
11. **S 01 degrees 37'48" W a distance of 237.05 feet** along the section line to a point in County Road 620 witnessed by a 1/2 inch pipe found N 01 degrees 37'48" E a distance of 30.15 feet;
12. **S 80 degrees 57'04" W a distance of 51.13 feet** through the lands of said Ronald W. Bevington and Patricia K. Bevington and along the centerline of said road on a tie line to a railroad spike found witnessed by a 5/8 inch rebar found N 01 degrees 38'38"E a distance of 35.02 feet;
13. **S 80 degrees 57'04" W a distance of 315.69 feet** along the south line of Vernon W. Steiner and Lori L. Steiner (O.R. Vol. 181 Page 1014) and extending through the lands of said Ronald W. Bevington and Patricia K. Bevington to a point;
14. **N 03 degrees 05'04" W a distance of 165.47 feet** through the lands of said Ronald W. Bevington and Patricia K. Bevington to an iron pin set passing over an iron pin set at a distance of 36.05 feet;
15. **N 68 degrees 30'21" E a distance of 321.80 feet** through the lands of said Ronald W. Bevington and Patricia K. Bevington to an iron pin set;

- 16. S 26 degrees 06'16" E a distance of 60.00 feet** through the lands of said Ronald W. Bevington and Patricia K. Bevington to a 5/8 inch rebar found;
- 17. S 01 degrees 38'38" W a distance of 179.68 feet** along the east line of said Vernon W. Steiner and Lori L. Steiner to a railroad spike found in said road;
- 18. N 80 degrees 57'04" E a distance of 51.13 feet** through the lands of said Ronald W. Bevington and Patricia K. Bevington and along the centerline of said road on a tie line to point;
- 19. S 01 degrees 37'48" W a distance of 787.91 feet** along the section line to the TRUE PLACE OF BEGINNING.


This parcel contains 104.661 acres and is subject to all highways, easements, and restrictions of record. Containing 66.867 acres in the southeast quarter of section 12 and 37.794 acres in the northeast quarter of section 12.

Subject to a 50 foot Easement recorded in Plat Vol. 14 Page 273, Deed Vol. 261 Page 83, and O.R. Vol. 182 Page 252.

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

For survey see: Plat Book Vol. 19 Page 4888

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on Feb. 21, 2022.



Parcel Number: 0800059007



FILE DESCRIPTION
Holmes County Map Office
12/21/2022

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