



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 206.194 Acres

Being part of the Second Quarter, Lots 4, 5, 6, and 7 of Mechanic Township, T-8 N, R-6 W, Holmes County, Ohio, also known as the lands of Panther Hollow Partners, LLC in O.R. Vol. 274 Page 7017, (PPN 1300279000), (PPN1300281000), (PPN 1300281001), (PPN 1300280001), (PPN 1300280000), (PPN 1300278000), and (PPN 1300277000).

Described as follows:

Commencing at an iron pin set marking the northwest corner of Lot 6 being the TRUE PLACE OF BEGINNING.

Thence with the following **FIFTEEN (15) COURSES**;

1. **S 89 degrees07'23" E a distance of 1399.29 feet** along the south line of Lot 7 to a point in the centerline of County Road 407 witnessed by an iron pin set N 89 degrees 07'23" W a distance of 15.32 feet;
2. **N 57 degrees26'49" E a distance of 126.00 feet** into Lot 7 along the east line of Henry M.C. Yoder and Katie M. Yoder (Deed Vol. 176 Page 450 and Deed Vol. 279 Page 510), and along said road to a point;
3. **N 59 degrees20'23" E a distance of 346.29 feet** along the east line of said Henry M.C. Yoder and Katie M. Yoder and along said road to a point;
4. **N 61 degrees46'49" E a distance of 518.40 feet** along the east line of Atlee L. Erb and Mary Erb (Deed Vol. 267 Page 420) and along said road to a point;
5. **S 76 degrees09'34" E a distance of 1019.62 feet** along the south lines of Eli E. Kempf and Fannie Kempf (Deed Vol. 232 Page 285) and said Atlee L. Erb and Mary Erb to a stone found passing over a 1/2 inch rebar found at a distance of 30.57 feet;

6. **S 00 degrees36'42" W a distance of 1344.73 feet** along the east line of said Lot 7 and Lot 6 to a 5/8 inch rebar found, passing into Lot 6 at a distance of 273.90 feet;
7. **N 88 degrees31'24" W a distance of 530.64 feet** along the north line of Alan B. Kena (O.R. Vol. 14 Page 897) to a 5/8 inch rebar found;
8. **S 00 degrees33'33" W a distance of 2146.50 feet** along the west line of said Alan B. Kena and Paul D. Shetler, co-trustee and Mary Ann Shetler, co-trustee (O.R. Vol. 255 Page 1278) to a 5/8 inch rebar found, passing into Lot 5 at a distance of 330.00 feet and passing into Lot 4 at a distance of 1387.50 feet;
9. **N 89 degrees04'09" W a distance of 2072.26 feet** along the north lines of Robert A. Miller, trustee (O.R. Vol. 251 Page 1471) to a 5/8 inch rebar found capped "Baker" passing over 5/8 inch rebar's found capped "Baker" at distances of 884.56 feet and 944.59 feet;
10. **N 01 degrees11'24" E a distance of 432.87 feet** along the east line of Viola Miller and James A. Miller (Deed Vol. 222 Page 489, Deed Vol. 275 Page 687, O.R. vol. 252 Page 6513) to a 5/8 inch rebar found capped "Baker" on the south line of Lot 5;
11. **N 89 degrees02'49" W a distance of 191.07 feet** along the north line of said Viola Miller and James A. Miller and south line of said Lot 5 to a 5/8 inch rebar found capped "Baker";
12. **N 00 degrees37'53" E a distance of 1386.18 feet** along the east line of said Viola Miller and James A. Miller to a 5/8 inch rebar found capped "Baker" on the south line of Lot 6;
13. **N 88 degrees53'38" W a distance of 463.65 feet** along the north line of said Viola Miller and James A. Miller and the south line of said Lot 6 to a stone found at the southwest corner of Lot 6;
14. **N 00 degrees45'12" E a distance of 601.78 feet** along the east line of Lot 13 to a stone found at the northeast corner of Lot 13;
15. **N 00 degrees44'25" E a distance of 786.86 feet** along the east line of Lot 12 and passing over an iron pin set at a distance of 207.75 feet and passing over 1/2 inch pipes found at distances of 258.99 feet and 528.79 feet to the TRUE PLACE OF BEGINNING.

This parcel contains 206.194 acres and is subject to all highways, easements, and restrictions of record. Containing 20.477 acres in Lot 4, 71.871 acres in Lot 5, 99.901 acres in Lot 6, and 13.945 acres in Lot 7.

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

For survey see: Plat Book Vol. 19 Page 4293

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on Dec. 8, 2020.



Parcel Number: 1300278001



FILE DESCRIPTION
Holmes County Map Office
2/4/2021

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