



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 58.000 Acres

Being part of Lots 27 and 28 of the Second Quarter, Mechanic Township, T-8 N, R-6 W, Holmes County, Ohio, also known as part of the lands of Dawn R. Speegle, Successor Co-Trustee and Wendy S. Allison, Successor Co-Trustee in O.R. Vol. 285 Page 1053, PPN 1300290000, PPN 1300291000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northeast corner of Lot 28 being the TRUE PLACE OF BEGINNING.

Thence with the following **TEN (10) COURSES**;

1. **S 00 degrees 52'20" W a distance of 942.17 feet** along the Lot Line to a point witnessed by an 5/8 inch rebar found capped "Baker" N 88 degrees 24'47" W a distance of 0.48 feet;
2. **N 88 degrees 24'47" W a distance of 2668.25 feet** along the north lines of Buckhorn Woods Limited (O.R. Vol. 41 Page 715), CLEC Holdings, LLC (O.R. Vol. 277 age 5117), and Norman M. Beachy and Carol Beachy (O.R. Vol. 248 Page 450) to a pipe found;
3. **N 00 degrees 21'52" E a distance of 332.14 feet** along the Lot line and the east line of Garnet Deitrich (O.R. Vol. 218 Page 332) to a 5/8 inch rebar found;
4. **N 01 degree 09'56" E a distance of 919.45 feet** along the Lot line and the east lines of Lawrence L. Price Jr. and Dana L. Price (O.R. Vol. 230 Page 102), Charles B. Ison and Denise A. Deitrich (Deed Vol. 272 Page 721), and Brian K. Vess and Neilee L. Vess (O.R. Vol. 126 Page 30) to a 5/8 inch rebar found witnessed by a 5/8 inch rebar found S 01 degree 09'56" W a distance of 19.79 feet;

5. **S 61 degrees 01'24" E a distance of 1524.31 feet** through Lot 27 and passing into Lot 28 and through the lands of said Dawn R. Speegle, Successor Co-Trustee and Wendy S. Allison, Successor Co-Trustee to a point in Township Road 132 witnessed by an iron pin set N 61 degrees 01'24" W a distance of 15.57 feet;
6. **N 23 degrees 52'22" E a distance of 284.43 feet** through the lands of said Dawn R. Speegle, Successor Co-Trustee and Wendy S. Allison, Successor Co-Trustee and along the centerline of said road to an iron pin set;
7. **N 02 degrees 53'00" W a distance of 158.64 feet** passing into Lot 27 and through the lands of said Dawn R. Speegle, Successor Co-Trustee and Wendy S. Allison, Successor Co-Trustee and along an old road bed to an iron pin set;
8. **N 09 degrees 43'39" E a distance of 44.73 feet** through the lands of said Dawn R. Speegle, Successor Co-Trustee and Wendy S. Allison, Successor Co-Trustee and along an old road bed to an iron pin set;
9. **S 88 degrees 48'14" E a distance of 1215.18 feet** through the lands of said Dawn R. Speegle, Successor Co-Trustee and Wendy S. Allison, Successor Co-Trustee to an iron pin set on the Lot Line;
10. **S 01 degree 38'05" W a distance of 82.05 feet** along the Lot Line to the TRUE PLACE OF BEGINNING.

This parcel contains 58.000 acres and is subject to all highways, easements, and restrictions of record. Containing 4.634 acres in Lot 27 and 53.366 acres in Lot 28.

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

See Holmes County Plat Book 19 Page 5151 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. May 15, 2023- Revised October 5, 2023.



Parcel Number: 1300291001

FILE DESCRIPTION
Holmes County Map Office
11/20/2023

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