



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 2.000 Acres

Being part of the Third Quarter, Lot 19, Mechanic Township, T-8 N, R-6 W, Holmes County, Ohio, also known as the lands conveyed to James E. Miller in O.R. Vol. 270 Page 6162 (PPN 1300296005), and part of the lands of Joe Yoder and Ida Mae Yoder in O.R. Vol. 267 Page 2518 (PPN 1300296004)

Described as follows:

Commencing at a 5/8 inch rebar found marking the southwest corner of Lot 19, thence **S 89 degrees 19'11" E a distance of 59.00 feet** along the Lot line and the Coshocton County line to a 5/8 inch rebar found capped "Baker", thence **N 00 degrees 40'34" E a distance of 349.00 feet** along the east line of Joe Yoder and Ida Mae Yoder (O.R. Vol. 241 Page 2714) to an iron pin set being the TRUE PLACE OF BEGINNING;

Thence with the following SEVEN (7) COURSES;

1. **N 00 degrees 40'34" E a distance of 250.63 feet** along the east line of said Joe Yoder and Ida Mae Yoder to a 5/8 inch rebar found in T.R. 105 witnessed by a 5/8 inch rebar found capped "Galbraith" **S 00 degrees 40'34" W a distance of 21.83 feet**;
2. **S 75 degrees 10'12" E a distance of 63.00 feet** along the centerline of said road and along the south line of Balder Heritage LLC (O.R. Vol. 250 Page 2409) to a 5/8 inch rebar found;
3. **S 80 degrees 37'12" E a distance of 203.54 feet** along the centerline of said road and along the south line of said Balder Heritage LLC to a 5/8 inch rebar found;
4. **S 89 degrees 33'00" E a distance of 153.60 feet** along the centerline of said road and along the south line of said Balder Heritage LLC to a 5/8 inch rebar found;

5. **S 74 degrees 55'22" E a distance of 65.27 feet** along the centerline of said road and along the south line of said Balder Heritage LLC to a point;
6. **S 46 degrees 50'27" W a distance of 300.42 feet** through the lands of said Joe Yoder and Ida Mae Yoder (O.R. Vol. 267 Page 2518) to an iron pin set and passing over an iron pin set at a distance of 21.55 feet;
7. **N 85 degrees 07'26" W a distance of 263.10 feet** through the lands of said Joe Yoder and Ida Mae Yoder to the TRUE PLACE OF BEGINNING.

This parcel contains 2.000 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.

All iron pins set are 5/8-inch rebars 30 inches long with a plastic identification cap marked "Galbraith 8703".

For survey see: Holmes County Plat Book Vol. 19 Page 4920

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. December 22, 2022.



Parcel Number: 1300296007



FILE DESCRIPTION
Holmes County Map Office
2/2/2023

2 of 2