



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 6.100 Acres

Being part of the Third Quarter, Lot 19, Mechanic Township, T-8 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to Joe Yoder and Ida Mae Yoder 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" being the TRUE PLACE OF BEGINNING;

Thence with the following TEN (10) COURSES;

1. **N 00 degrees 40'34" E a distance of 349.00 feet** along the east line of said Joe Yoder and Ida Mae Yoder (O.R. Vol. 241 Page 2714) to an iron pin set;
2. **S 85 degrees 07'26" E a distance of 263.10 feet** through the lands of said Joe Yoder and Ida Mae Yoder (O.R. Vol. 267 Page 2518) to an iron pin set;
3. **N 46 degrees 50'27" E a distance of 300.42 feet** through the lands of said Joe Yoder and Ida Mae Yoder to a point in T.R. 105 witnessed by an iron pin set **S 46 degrees 50'27" W a distance of 21.55 feet**;
4. **S 74 degrees 55'22" E a distance of 26.78 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;

5. **S 49 degrees 35'03" E a distance of 120.12 feet** along the centerline of said road and along the south line of said Balder Heritage LLC to a 5/8 inch rebar found;
6. **S 34 degrees 35'07" E a distance of 102.23 feet** along the centerline of said road and along the west line of Clark View Acres, Ltd. (Deed Vol. 277 Page 46) to a 5/8 inch rebar found;
7. **S 32 degrees 45'05" E a distance of 237.68 feet** along the centerline of said road and along the west line of said Clark View Acres, Ltd. to a 5/8 inch rebar found witnessed by a 5/8 inch rebar found capped "Shamp" N 88 degrees 41'59" W a distance of 22.56 feet;
8. **N 89 degrees 19'30" W a distance of 212.33 feet** along the north line of Aaron J. Yoder and Susan E. Yoder (O.R. Vol. 248 Page 3612) to a 5/8 inch rebar found capped "Shamp";
9. **S 00 degrees 41'08" W a distance of 172.54 feet** along the west line of said Aaron J. Yoder and Susan E. Yoder to a 5/8 inch rebar found;
10. **N 89 degrees 19'11" W a distance of 575.00 feet** along the Lot line and along the Coshocton County line to the TRUE PLACE OF BEGINNING.

This parcel contains 6.100 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: 1300296008

FILE DESCRIPTION
Holmes County Map Office
2/2/2023

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