



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 6.742 Acres

Being part of the southeast quarter of section 1, Mechanic Township, T-8 N, R-7 W, Holmes County, Ohio, also known as part of the lands of Sand Run Company in Deed Vol. 257 Page 264 and O.R. Vol. 273 Page 1589, (PPN 1302311000), (PPN 1302310000).

Described as follows:

Commencing at a point marking the southeast corner of the southeast quarter of section 1 in State Route 83 witnessed by a 5/8 inch rebar found N 00 degrees 58'21" E a distance of 66.93 feet, thence N 89 degrees 19'33" W a distance of 345.04 feet to a point in said road witnessed by an iron pin set N 00 degrees 24'12" E a distance of 41.74 feet being the TRUE PLACE OF BEGINNING;

Thence with the following ELEVEN (11) COURSES:

1. **N 89 degrees19'33" W a distance of 188.64 feet** along the section line to an iron pin set;
2. **N 01 degrees24'28" E a distance of 678.96 feet** along the east line of Timothy G. Mullet, trustee (O.R. Vol. 271 Page 6316) to a 5/8 inch rebar found;
3. **S 86 degrees09'10" E a distance of 144.27 feet** along the south line of Benjamin A. Crabb and Michele N. Crabb (O.R. Vol. 274 Page 2489) to a 5/8 inch rebar found;
4. **N 01 degrees19'07" E a distance of 228.80 feet** along the east line of said Benjamin A. Crabb and Michele N. Crabb to a 5/8 inch rebar found capped "Baker";
5. **N 80 degrees09'04" W a distance of 20.00 feet** along the north line of said Benjamin A. Crabb and Michele N. Crabb to a 5/8 inch rebar found capped "Baker";

6. **N 06 degrees09'55" E a distance of 167.50 feet** along the east line of said Timothy G. Mullet, trustee to a point in the centerline of County Road 58 witnessed by a 5/8 inch rebar found S 06 degrees 09'55" W a distance of 25.41 feet;
7. **S 60 degrees44'57" E a distance of 392.17 feet** along the south line of Garnet Deitrich (Deed Vol. 138 Page 202, O.R. Vol. 218 Page 332) and along the centerline of said road to a point;
8. **S 00 degrees54'20" W a distance of 371.44 feet** through the lands of said Sand Run Company to an iron pin set passing over an iron pin set at a distance of 24.87 feet;
9. **N 68 degrees07'00" W a distance of 128.66 feet** through the lands of said Sand Run Company to an iron pin set;
10. **S 34 degrees03'38" W a distance of 340.19 feet** through the lands of said Sand Run Company to an iron pin set;
11. **S 00 degrees24'12" W a distance of 273.09 feet** through the lands of said Sand Run Company to the TRUE PLACE OF BEGINNING.

This parcel contains 6.742 acres, but subject to all highways, easements, and restrictions of record.

Subject to a 50 foot easement recorded in Plat Vol. 12 Page 701 and having access through a 20 foot easement recorded in Plat Vol. 12 Page 701.

All iron pins set are 5/8 inch rebars with plastic identification "Galbraith 8703"

Basis of Bearings form Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83

See Holmes County Plat Book 19 Page 4574 for survey.

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on April 23, 2021.

Caleb Galbraith

Parcel Number: 1302311004



FILE DESCRIPTION
Holmes County Map Office
12/13/2021

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