



Millersburg, OH
330-231-0497

Description 3.540 Acres

Being part of the third quarter, Lot 7, Monroe Township, T-9 N,R-8 W, Holmes County, Ohio, also being part of the lands of Michael J. and Donna J. Trivett in O.R. Vol. 169 Page 260 PPN 1400040001.

Described as follows:

Commencing at a 5/8 inch rebar found capped "Baker" marking the southeast corner of lot 7, thence N 87 degrees 59'41"W a distance of 501.75 feet along the lot line to a 5/8 inch rebar found capped "ERD" the TRUE PLACE OF BEGINNING;

Thence with the following FIVE (5) COURSES;

1. **N 87 degrees 59'41" W a distance of 210.90 feet** along the lot line to a point witnessed by a 5/8 inch rebar found capped "ERD" S 87 degrees 59'41"E a distance of 35.26 feet;
2. **N 29 degrees 41'11" W a distance of 460.45 feet** along the centerline of Township Road 257 and the east line of Kelly R. and Sheri L. Smith (O.R. Vol. 176 page 2052);
3. **N 58 degrees 22'23" E a distance of 220.76 feet** through the lands of said Michael J. and Donna J. Trivett to an iron pin set and passing through an iron pin set at a distance of 21.09 feet;
4. **S 58 degrees 20'38" E a distance of 313.79 feet** along the south line of Randall A. and Joan A. Carmel (Deed Vol. 244 Page 293) to an 5/8 inch rebar found capped "ERD" and passing through a 5/8 inch rebar found capped "ERD" at a distance of 113.79 feet;
5. **S 02 degrees 35'52" W a distance of 358.85 feet** along the west line of Clarence Mohler, trustee (O.R. Vol. 152 page 614) and Clarence Mohler, successor trustee (O.R. Vol. 231 page 491) to the TRUE PLACE OF BEGINNING.

This parcel contains 3.540 acres and is subject to all highways, easements, and restrictions of record.

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

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

For survey see Plat Book Vol. 19 Page 3731

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on February 28, 2019.



Parcel Number: 1400040004

FILE DESCRIPTION
Holmes County Map Office
4/24/2019

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