



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 5.425 Acres

Being part the Lot 5 of the First Quarter, T-9 N, R-8 W, Monroe Township, Holmes County, Ohio, also known as part of the lands conveyed to Joan M. Miller in Deed Vol. 191 Page 158 and Deed Vol. 263 Page 167, PPN 1400317000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of Lot 5, thence N 87 degrees 50'20"W a distance of 1070.97 feet along the Lot Line to a point witnessed by a 5/8 inch rebar found S 02 degrees 03'31" W a distance of 0.29 feet being TRUE PLACE OF BEGINNING;

Thence with the following FIVE (5) COURSES;

1. **N 87 degrees 50'20" W a distance of 456.02 feet** along the Lot Line to an iron pin set witnessed by a 5/8 inch rebar found N 07 degrees 02'25" E a distance of 91.51 feet;
2. **N 07 degrees 02'25" E a distance of 558.95 feet** along the east line of Steven R. Miller and Sherry L. (Allsion) Miller (Deed Vol. 276 Page 532, O.R. Vol. 26 Page 721) to a 5/8 inch rebar found in Township Road 266 witnessed by a 5/8 inch rebar found S 07 degrees 02'25" W a distance of 26.85 feet;
3. **S 85 degrees 30'40" E a distance of 58.06 feet** through the lands of said Joan M. Miller and the centerline of said road to a point;
4. **S 84 degrees 48'00" E a distance of 350.00 feet** along the south lines of Kevin N. Miller and Carol Wyatt-Miller (O.R. Vol. 264 Page 228), Anthony Murphy and Shelbie Murphy (O.R. Vol. 264 Page 224), and along the centerline of said road to a point witnessed by an iron pin set S 02 degrees 03'31"W a distance of 18.93 feet;
5. **S 02 degrees 03'31" W a distance of 536.01 feet** along the west line of William C. Bontrager and Fannie Bontrager (Deed Vol. 247 Page 669) to the TRUE PLACE OF BEGINNING.

This parcel contains 5.425 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.

For survey see: Plat Book Vol. 19 Page 4729

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. on Jan., 12 2022.



Parcel Number: 1400317004



FILE DESCRIPTION
Holmes County Map Office
6/30/2022

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