



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 4.991 Acres

Being part of Lot 32 of the First Quarter, Monroe Township, T-9 N, R-8 W, Holmes County, Ohio, also known as part of the lands of Bryan L. Eppley and Melinda J. Eppley in O.R. Vol. 280 Page 5847 (PPN 1400420007).

Described as follows:

Commencing at a 5/8 inch rebar found on creek bank marking the southwest corner of lot 32 witnessed by a 5/8 inch rebar found capped "Baker" S 87 degrees 51'33" E a distance of 58.79 feet being the TRUE PLACE OF BEGINNING.

Thence with the following **FIVE (5) COURSES;**

1. **N 03 degrees 10'11" E a distance of 438.13 feet** along the west line of said lot to a 5/8 inch rebar found capped "Baker";
2. **S 87 degrees 45'08" E a distance of 504.21 feet** along the south line of Bryan L. Eppley and Melinda J. Eppley (O.R. Vol. 199 Page 602) to an iron pin set;
3. **S 43 degrees 29'52" W a distance of 172.20 feet** through the lands of said Bryan L. Eppley and Melinda J. Eppley (O.R. Vol. 280 Page 5847) to an iron pin set;
4. **S 36 degrees 08'44" E a distance of 392.22 feet** through the lands of said Bryan L. Eppley and Melinda J. Eppley to an iron pin set on the south line of said lot 32;
5. **N 87 degrees 51'33" W a distance of 641.31 feet** along the south line of said lot 32 to the TRUE PLACE OF BEGINNING.


This parcel contains 4.991 acres and is subject to all highways, easements, and restrictions of record.

To go to adjoiner.

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

For survey see: Plat Book Vol. 2 Page 630

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on March 15, 2022.



Parcel Number: 1400420012



FILE DESCRIPTION
Holmes County Map Office
7/27/2022

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