



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 1.505 Acres

Being part of Section 24 of Monroe Township, T-17 N, R-14 W, Holmes County, Ohio, also known as part of the lands of Lu Ann M. Yoakem and Carl T. Yoakem in O.R. Vol. 254 Page 2791 (PPN 1400531005).

Described as follows:

Commencing at a 5/8 inch rebar found marking the northeast corner of section 24, thence S 00 degrees 44'32" W a distance of 230.91 feet along the Prairie Township Line and the section line to 5/8 inch rebar found, thence S 81 degrees 29'16" W a distance of 643.07 feet along the Greenville Treaty Line and along County Road 320 to a point witnessed by an iron pin set N 05 degrees 12'07" W a distance of 35.00 feet being the TRUE PLACE OF BEGINNING.

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

1. **S 81 degrees 29'16" W a distance of 234.38 feet** along the Greenville Treaty Line and along said road to a point;
2. **N 03 degrees 17'25" E a distance of 155.98 feet** along the east line of Lorie A. Sexton (O.R. Vol. 251 Page 1236) to a 5/8 inch rebar found capped "Rudolph" and passing over a 5/8 inch rebar found capped "Rudolph" at a distance of 40.00 feet;
3. **N 06 degrees 59'34" W a distance of 161.68 feet** along the east line of said Lorie A. Sexton to a 5/8 inch rebar found capped "Baker";
4. **N 88 degrees 55'05" E a distance of 216.57 feet** along the south line of Two Township Subdivision Lot 1-A (Plat Vol. 19 Page 2745) of Corey Angle and Lindsey Angle (O.R. Vol. 253 Page 1139) to an iron pin set;
5. **S 05 degrees 12'07" E a distance of 286.78 feet** through the lands of said Lu Ann M. Yoakem and Carl T. Yoakem to the TRUE PLACE OF BEGINNING.

This parcel contains 1.505 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 4663

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on November 30, 2021



Parcel Number: 1400531008



FILE DESCRIPTION
Holmes County Map Office
4/1/2022

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