



**Address:** 5434 TR 377, Millersburg, OH 44654

**Phone:** 330.231.0497

**Description: 2.177 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 1400531002, 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 295.25 feet along the Greenville Treaty Line and along County Road 320 to a railroad spike found witnessed by a 5/8 inch rebar found capped "Baker" N 00 degrees 52'07" E a distance of 30.00 feet being the TRUE PLACE OF BEGINNING.

Thence with the following **FOUR (4) COURSES**;


1. **S 81 degrees 29'16" W a distance of 347.82 feet** along the Greenville Treaty Line and said road to a point;
2. **N 05 degrees 12'07" W a distance of 286.78 feet** through the lands of said Lu Ann M. Yoakem and Carl T. Yoakem to an iron pin set and passing over an iron pin set at a distance of 35.00 feet;
3. **N 88 degrees 55'05" E a distance of 373.71 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) and Joseph Hoover and Ashley Hoover (O.R. Vol. 233 Page 2071) to a 5/8 inch rebar found;
4. **S 00 degrees 52'07" W a distance of 241.20 feet** along the west line of said Joseph Hoover and Ashley Hoover to the TRUE PLACE OF BEGINNING.

This parcel contains 2.177 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

  
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Parcel Number: 1400531009

**FILE DESCRIPTION**  
Holmes County Map Office  
4/1/2022

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