



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 0.720 Acres

Being part of the Northeast Quarter of Section 32, Prairie Township, T-14 N, R-13 W, Holmes County, Ohio, also known as the lands of Billie Jo Bailey and Billie Jo Humrichouser in O.R. Vol. 280 Page 6448 and Deed Vol. 266 Page 656, PPN 1700260000.

Described as follows:

Commencing at a railroad spike found marking the northwest corner of the northeast quarter of section 32, thence **S 01 degree 10'21" W a distance of 1852.38 feet** along the quarter section line to a point, thence **N 89 degrees 29' 37" E a distance of 275.42 feet** along the south line of Sheila M. Schmitz (O.R. Vol. 280 Page 6841) to a 5/8 inch rebar found capped "Shamp" and passing over a 5/8 rebar found capped "Baker" at a distance of 25.07 feet, thence **S 00 degrees 54'37" W a distance of 20.00 feet** along the west line of said Sheila M. Schmitz to a point, thence **N 89 degrees 29'37" E a distance of 240.00 feet** along the south line of said Sheila M. Schmitz to a 5/8 inch rebar found capped "Shamp", thence **N 00 degrees 54'37" E a distance of 129.42 feet** along the east line of said Sheila M. Schmitz to a point witnessed by a pipe found S 18 degrees 14'22" E a distance of 0.37 feet being the TRUE PLACE OF BEGINNING;

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

1. **S 89 degrees 18'43" W a distance of 240.02 feet** along the north line of said Sheila M. Schmitz to a 5/8 inch rebar found;
2. **N 00 degrees 54'37" E a distance of 130.93 feet** along the west line of Kurt D. Green (O.R. Vol. 248 Page 7375) to an iron pin set;
3. **N 89 degrees 30'34" E a distance of 240.96 feet** along the south line of said Kurt D. Green (O.R. Vol. 248 Page 7375 and O.R. Vol. 280 Page 6845) to an iron pin set;

4. **S 01 degrees 20'07" W a distance of 130.13 feet** along the west line of said Kurt D. Green (O.R. Vol. 280 Page 6845) to the TRUE PLACE OF BEGINNING.

This parcel contains 0.720 acres and is subject to all highways, easements, and restrictions of record.

Also, having access through an existing 30' easement recorded in O.R. Vol. 280 Page 6448 and Plat Vol. 14 Page 417.

Bearings from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83 (2011).

See Holmes County Plat Book _____, page _____ for survey.

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 June 14, 2024.



