



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: Richland Township Subdivision No. 1 Lot 1

Being Lot 1 of Richland Township Subdivision No. 1 recorded in Plat Book
19 Page 4981, of the Holmes County Plat Records.

Lot 1 contains 20.000 acres. Containing 7.482 acres in the southeast quarter of section 22 and 12.518 acres in the southwest quarter section 21, but is subject to all highways, easements, and restrictions of record.

Richland Township Subdivision No. 1 is situated in the southeast quarter of section 22 and in the southwest quarter of section 21, Richland Township, T-8 N, R-9 W, Holmes County, Ohio.

Note: Lot 1 is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

Note: Lot 1 has access by a 50 foot easement described as follows:

The grantors grant unto the grantees their heirs and assigns a 50 foot easement for the purpose of ingress, egress and general utilities, described as follows;

Being part of the southeast quarter of section 22, Richland Township, T-8 N, R-9 W, Holmes County, Ohio, also known as part of the lands of Helen J. Hawkins, trustee in O.R. Vol. 268 Page 4077 (PPN 2100217003).

Further described as follows:

Commencing at a 5/8 inch rebar found marking the northeast corner of the southeast quarter of section 22, thence **S 01 degrees 14'42" W a distance of 1362.37** feet along the section line to a point, thence **N 87 degrees 31'57" W a distance of 439.51** feet along the south line of Larry D. Elliott and Merry K. Shaffer (Deed Vol. 261 Page 100/129) to a 5/8 inch rebar found capped "Laurilla", thence **N 87 degrees 41' 25" W a distance of**

159.05 feet though the lands said Helen J. Hawkins, trustee being the north line of said Lot 1 to an iron pin set, **S 01 degrees 40'06" W a distance of 22.83 feet** though the lands said Helen J. Hawkins, trustee being the west line of said Lot 1 to an iron pin set, thence **N 47 degrees 54'58" W a distance of 78.37 feet** though the lands said Helen J. Hawkins, trustee being the north line of said Lot 1 to an iron pin set, thence **S 42 degrees 05'02" W a distance of 25.00 feet** though the lands said Helen J. Hawkins, trustee being the west line of said Lot 1 to a point being TRUE PLACE OF BEGINNING.

Thence with the following **SEVEN (7) COURSES** along the centerline of said easement;

1. **N 47 degrees 54'58" W a distance of 55.46 feet** though the lands said Helen J. Hawkins, trustee to a point;
2. **N 33 degrees 21'59" W a distance of 95.62 feet** though the lands said Helen J. Hawkins, trustee to a point;
3. **N 17 degrees 38'04" W a distance of 102.88 feet** though the lands said Helen J. Hawkins, trustee to a point;
4. **N 05 degrees 55'21" W a distance of 157.32 feet** though the lands said Helen J. Hawkins, trustee to a point;
5. **N 30 degrees 36'00" W a distance of 140.30 feet** though the lands said Helen J. Hawkins, trustee to a point;
6. **N 43 degrees 51'21" W a distance of 266.79 feet** though the lands said Helen J. Hawkins, trustee to a point;
7. **N 17 degrees 11'07" W a distance of 181.64 feet** though the lands said Helen J. Hawkins, trustee to a point in Township Road 26 and THERE ENDS.

This survey and description prepared by Caleb Jerome Galbraith, P.S. 8703 December 6, 2022.



Parcel Number: 2100217004



FILE DESCRIPTION
Holmes County Map Office
4/25/2023

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