



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 1.989 Acres

Being part of the Northeast Quarter of Section 18, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as the lands of Ben E. Miller and Betty D. Miller in O.R. Vol. 243 Page 1321, (PPN 2600431000).

Further described as follows;

Commencing at a point marking the northeast corner of the northeast quarter of section 18, thence **S 01 degree 13'20" W a distance of 1465.57 feet** along the section line to a point, thence **S 86 degrees 21'39" W a distance of 389.42 feet** along the north lines of Ferman W. Yoder and Amanda Yoder (O.R. Vol. 272 Page 4426) and Schrocks' Woodcraft, Inc. (O.R. Vol. 61 Page 382) to a 1 inch square axle found, thence **S 87 degrees 12'09" W a distance of 113.55 feet** along the north line of said Schrocks' Woodcraft, Inc. to a 1 inch square axle found being the TRUE PLACE OF BEGINNING.

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

1. **S 87 degrees 12'09" W a distance of 115.40 feet** along the north line of said Schrocks' Woodcraft, Inc. to a 5/8 inch rebar found;
2. **N 00 degrees 49'32" W a distance of 750.10 feet** along the east lines of Daniel M. Erb, Co-Trustee and Karen A. Erb, Co-Trustee (O.R. Vol. 163 page 324) and Mervin Miller and Leona Miller (O.R. Vol. 152 Page 806) to a point in State Route 39 witnessed by an iron pin set **S 00 degrees 49'32" E a distance of 29.73 feet**;
3. **N 85 degrees 45'42" E a distance of 101.72 feet** along the south line of Dreamm Investments, Ltd. (O.R. Vol. 168 Page 548) and along the centerline of said road to a point witnessed by a 5/8 inch rebar found **N 03 degrees 03'00" E a distance of 35.17 feet**;

4. **N 87 degrees 23'27" E a distance of 13.70 feet** along the south line of Ivan S. Schrock, trustee (O.R. Vol. 279 Page 7127) and along the centerline of said road to a point witnessed by a 5/8 inch rebar found capped "Baker" S 00 degrees 49'59" E a distance of 41.20 feet;

5. **S 00 degrees 49'59" E a distance of 752.61 feet** along the west lines of Bryan J. Schrock, Trustee (O.R. Vol. 280 Page 5041) and Schrocks' Woodcraft, Inc. aka Schrocks' Woodcrafts, Inc. (O.R. Vol. 207 Page 3349) to the TRUE PLACE OF BEGINNING.

This parcel contains 1.989 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.

All iron pins set are 5/8 inch rebars 30 inches long marked with an orange identification cap "Galbraith 8703".

For survey see: Holmes County Plat Book Vol. 19 Page 5161

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. November 21, 2023.



Parcel Number: 2600431001

