



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

**Phone:** 330.231.0497

**Description: 0.856 Acres**

Being part of the First Quarter, Lot 1 of Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as the lands of Merle A. Miller and Ruth Ann Miller in O.R. Vol. 243 Page 272 (PPN 2600728000).

Described as follows:

Commencing at a 5/8 inch rebar found marking the northeast corner of said Lot 1, thence **S 01 degrees 05'37" W a distance of 88.28 feet** along east line of said Lot to a point in Township Road 414, thence **S 52 degrees 43'45" W a distance of 300.16 feet** along the north line of David N. Weaver and Rhoda Weaver (O.R. 224 Page 1817) and along the centerline of said road to a point, **S 55 degrees 59'45" W a distance of 180.80 feet** along the north line of said David N. Weaver and Rhoda Weaver and along the centerline of said road to a point, **thence S 73 degrees 51' 44" W a distance of 263.24 feet** along the north line of said David N. Weaver and Rhoda Weaver, David N. Weaver and Rhoda Weaver (O.R. Vol. 271 Page 6230), and along the centerline of said road to 5/8 inch rebar found, thence **S 75 degrees 27'35" W a distance of 137.28 feet** along the north line of Holmes-Wayne Electric Cooperative, Inc. (Deed Vol. 189 Page 71) and along the centerline of said road to a point in the intersection of said road and State Route 515, thence **S 03 degrees 14'03" W a distance of 100.00 feet** along the west line of said Holmes-Wayne Electric Cooperative, Inc. and along the centerline of State Route 515 to a 5/8 inch rebar found, thence **S 03 degrees 44'10" W a distance of 246.33 feet** along the west line of Michael D. Troyer and Marietta Troyer (O.R. Vol. 277 Page 3992) and along the centerline of said road to a point being the TRUE PLACE OF BEGINNING.

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

1. **S 86 degrees 15'50" E a distance of 132.00 feet** along the south line of said Michael D. Troyer and Marietta Troyer to a 5/8 inch rebar found capped "Baker" passing over a 5/8 inch rebar found capped "Baker" at a distance of 19.15 feet;
2. **S 03 degrees 44'10" W a distance of 282.48 feet** along the west line of said David N. Weaver and Rhoda Weaver to a 5/8 inch rebar found capped "Baker";

3. **N 86 degrees 15'50" W a distance of 132.00 feet** along the north line of Steven J. Maag, Michelle M. Hochstettler, and Michael P. Maag (O.R. Vol. 263 Page 1453) to a 5/8 inch rebar found capped "Baker" in State Route 515;
4. **N 03 degrees 44'10" E a distance of 282.48 feet** along the east lines of Cement Bridge Realty, Ltd. (O.R. Vol. 171 Page 1944), Abe L. Miller and Mary H. Miller (O.R. Vol. 93 Page 292) and along the centerline of said road to the TRUE PLACE OF BEGINNING.

This parcel contains 0.856 acres and is subject to all highways, easements, and restrictions of record.

Bearings from Plat 19 Page 2704.

For survey see: Plat Book Vol. 19 Page 4538

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on July 21, 2021



Parcel Number: 2600728001



**FILE DESCRIPTION**  
Holmes County Map Office  
11/3/2021

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