



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

**Phone:** 330.231.0497

**Description:**           **0.260 Acres**

Being part of Lot 12 of the First Quarter, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio also known as part of the lands conveyed to Jason Coblentz and Mary Coblentz in O.R. Vol. 135 Page 651, (PPN 2600998005).

Described as follows:

Commencing at a stone found marking the northwest corner of Lot 12, thence S 00 degrees 32'48" E a distance of 423.87 feet along the lot line to a 5/8 inch rebar found capped "Baker", thence S 83 degrees 10'48" E a distance of 209.36 feet along the south line of Mark E. Miller and Martha S. Miller (O.R. Vol. 127 Page 566) to a 5/8 inch rebar found capped "Baker" being the TRUE PLACE OF BEGINNING;

Thence with the following THREE (3) COURSES;

1. **S 83 degrees 10'48" E a distance of 82.54 feet** along the south line of said Mark E. Miller and Martha S. Miller to an iron pin set;
2. **S 00 degrees 33'33" E a distance of 276.78 feet** through the lands of said Jason Coblentz and Mary Coblentz to a point;
3. **N 16 degrees 27'32" W a distance of 298.81 feet** along the east line of John Michael Wengerd and Caitlin C. Wengerd (O.R. Vol. 272 Page 1233) to the TRUE PLACE OF BEGINNING.

This parcel contains 0.260 acres and is subject to all highways, easements, and restrictions of record.


To go to adjoiner.

Bearings from Plat Vol. 18 Page 499

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

For survey see: Plat Book Vol. 19 Page 4143

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on June 10, 2020.

  
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Parcel Number: 2600998008



**FILE DESCRIPTION**  
Holmes County Map Office  
8/17/2020

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