



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: **0.320 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 John Michael Wengerd and Caitlin C. Wengerd in O.R. Vol. 272 Page 1233, (PPN 2600998004).

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", thence S 16 degrees 27'32" E a distance of 298.81 feet along the west line of Jason Coblentz and Mary Coblentz (O.R. Vol. 135 Page 651) to a point being the TRUE PLACE OF BEGINNING;

Thence with the following FOUR (4) COURSES;

1. **S 16 degrees 27'32" E a distance of 395.63 feet** along the west line of said Jason Coblentz and Mary Coblentz to a point;
2. **N 54 degrees 34'33" W a distance of 32.82 feet** through the lands of said John Michael Wengerd and Caitlin C. Wengerd to an iron pin set;
3. **N 35 degrees 18'32" W a distance of 143.56 feet** through the lands of said John Michael Wengerd and Caitlin C. Wengerd to an iron pin set;
4. **N 00 degrees 33'33" W a distance of 243.25 feet** through the lands of said John Michael Wengerd and Caitlin C. Wengerd to the TRUE PLACE OF BEGINNING.

This parcel contains 0.320 acres and is subject to all highways, easements, and restrictions of record.


To go to adjoiner.

Bearings from Plat Vol. 18 Page 499

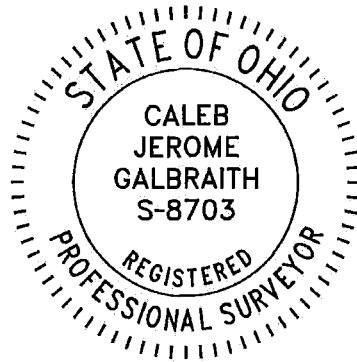
All iron pins set are 5/8-inch rebars 30 inches long with a plastic identification cap marked "Galbraith 8703".

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.



Parcel Number: 2600998009



FILE DESCRIPTION
Holmes County Map Office
8/17/2020

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