



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 27.460 Acres

Being part of the southwest quarter of fractional section 12 and the southeast quarter of fractional section 13, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as the lands of Roy A. Miller and Verba D. Miller in O.R. Vol. 252 Page 6242 and O.R. Vol. 256 Page 6067 (PPN 2601380005, PPN 2601380006).

Described as follows:

Commencing at a point marking the northwest corner of fractional section 12, thence S 02 degrees 32'46" W a distance of 1467.92 feet along the section line to 5/8 inch rebar found capped "Baker" being the TRUE PLACE OF BEGINNING.

Thence with the following **SEVENTEEN (17) COURSES**;

1. **S 84 degrees23'55" E a distance of 293.98 feet** along the south line of Abe D. Raber and Amanda A. Raber (O.R. Vol. 246 Page 3617) to a 5/8 inch rebar found capped "Baker";
2. **S 63 degrees10'42" E a distance of 186.59 feet** along the south line of said Abe D. Raber and Amanda A. Raber to a 5/8 inch rebar found capped "Baker" ;
3. **N 44 degrees37'10" E a distance of 527.65 feet** along the east line of said Abe D. Raber and Amanda A. Raber to a 5/8 inch rebar found capped "Baker";
4. **N 09 degrees12'31" E a distance of 849.92 feet** along the east line of said Abe D. Raber and Amanda A. Raber to a point in Township Road 406 witnessed by a 5/8 inch rebar found capped "Baker" S 09 degrees 12'31" W a distance of 12.41 feet;
5. **S 71 degrees59'46" E a distance of 104.72 feet** along the south line of Raymond M. Miller and Miriam Miller (O.R. Vol. 263 Page 313) and along said road to a railroad spike found;


6. **S 79 degrees23'06" E a distance of 131.52 feet** along the south line of said Raymond M. Miller and Miriam Miller and along said road to a railroad spike found;
7. **S 84 degrees02'07" E a distance of 249.39 feet** along the south line of said Raymond M. Miller and Miriam Miller, Robert Miller and Fannie Miller (O.R. Vol. 249 Page 2649), and along said road to a railroad spike found;
8. **S 77 degrees54'30" E a distance of 81.34 feet** along the south line of said Robert Miller and Fannie Miller and along said road to a 1/2 inch rebar found;
9. **S 02 degrees19'59" W a distance of 361.11 feet** along the west line of Daniel A. Miller and Susan M. Miller (O.R. Vol. 34 Page 89, O.R. Vol. 141 Page 527, and O.R. Vol. 172 Page 2811) to a 5/8 inch rebar found;
10. **S 25 degrees58'55" W a distance of 361.68 feet** along the west line of said Daniel A. Miller and Susan M. Miller to a pipe found;
11. **S 04 degrees32'22" W a distance of 653.65 feet** along the west line of Marlin J. Miller and Judy Ann Miller (O.R. Vol. 249 Page 6625) to a 5/8 inch rebar found capped "Baker";
12. **N 87 degrees09'35" W a distance of 1310.93 feet** along the north line of said Marlin J. Miller and Judy Ann Miller and Erma E. Shrock, trustee (O.R. Vol. 263 Page 1498) to a stone found;
13. **S 04 degrees23'51" W a distance of 87.51 feet** along the west line of said Erma E. Shrock, trustee to a 5/8 inch rebar found capped "Baker";
14. **N 86 degrees23'40" W a distance of 737.59 feet** along the north line of Ivan S. Shrock, trustee (O.R. Vol. 263 Page 1496) to a 5/8 inch rebar found capped "Baker";
15. **N 31 degrees34'21" E a distance of 329.01 feet** along the east line of said Abe D. Raber and Amanda A. Raber to a 5/8 inch rebar found capped "Baker" ;
16. **S 86 degrees23'40" E a distance of 254.79 feet** along the south line of said Abe D. Raber and Amanda A. Raber to a 5/8 inch rebar found capped "Baker";
17. **N 81 degrees50'36" E a distance of 331.68 feet** along the south line of said Abe D. Raber and Amanda A. Raber to a the TRUE PLACE OF BEGINNING.

This parcel contains 27.460 acres and is subject to all highways, easements, and restrictions of record. Containing 22.803 acres in the southwest quarter of fractional section 12 and 4.657 acres in the southeast quarter of fractional section 13.

Bearings from Plat Vol. 19 page 2756.

For survey see: Plat Book Vol. 19 Page 4708

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on Jan. 24, 2022



Parcel Number: 2601380010



FILE DESCRIPTION
Holmes County Map Office
5/26/2022

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