



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

**Phone:** 330.231.0497

**Description:** 1.697 Acres

Being part of the Northeast Quarter, Section 12, Washington Township, T-19 N, R-15 W, Holmes County, Ohio, also known as part of the lands conveyed to James K. Vankeuren and Traci L. Krukenburg O.R. Vol. 29 Page 643 PPN 2800275001.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of the northeast quarter of section 12, thence S 89 degrees 18'03" W a distance of 840.82 feet along the quarter section line to a 5/8 inch rebar found, thence N 00 degrees 32'59" W a distance of 1012.32 feet along the west lines of Steven R. Faldetta (O.R. Vol. 29 Page 652 and O.R. Vol. 210 Page 2321) and said James K. Vankeuren and Traci L. Krukenburg to a 5/8 inch rebar found the TRUE PLACE OF BEGINNING;

Thence with the following SEVEN (7) COURSES;

1. **S 89 degrees20'21" W a distance of 72.26 feet** along the north line of David R. McKinney (O.R. Vol. 256 Page 934) to an iron pin set;
2. **N 00 degrees40'02" W a distance of 250.02 feet** through the lands of said James K. Vankeuren and Traci L. Krukenburg to an iron pin set;
3. **N 89 degrees21'06" E a distance of 214.88 feet** through the lands of said James K. Vankeuren and Traci L. Krukenburg to an iron pin set;
4. **S 03 degrees34'10" W a distance of 200.54 feet** through the lands of said James K. Vankeuren and Traci L. Krukenburg to an iron pin set;
5. **N 89 degrees21'06" E a distance of 470.55 feet** through the lands of said James K. Vankeuren and Traci L. Krukenburg to a point in Township Road 478 witnessed by an iron pin set S 89 degrees 21'06" W a distance of 25.58 feet;
6. **thence with a curve turning to the left, with a delta angle of 42 degrees 16'42", with a radius of 85.00 feet, with a chord bearing of S 34**

**degrees 42'33" W, with a chord length of 61.31 feet, and with an arc length of 62.72 feet** along the centerline of said road and the north line of Steven R. Faldetta (O.R. Vol. 67 Page 949) to a point;

- S 89 degrees 21'06" W a distance of 562.86 feet** through the lands of said James K. Vankeuren and Traci L. Krukenburg passing an iron pin set at a distance of 46.00 feet to the TRUE PLACE OF BEGINNING.

This parcel contains 1.697 acres and is subject to all highways, easements, and restrictions of record.

Also, subject to an existing 50 foot easement recorded in Plat Vol. 17 Page 54.

Bearings from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83.

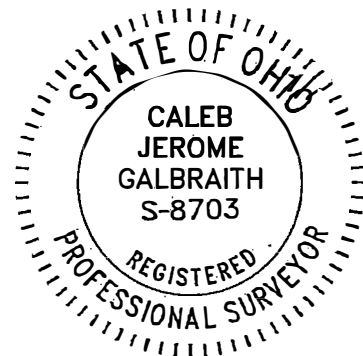
All iron pins set are 5/8-inch rebars 30 inches long with a plastic identification cap marked "Galbraith 8703".

For survey see: Plat Book Vol. 19 Page 3862

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on July 27, 2019.

  
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Parcel Number: 2800275009



**FILE DESCRIPTION**  
Holmes County Map Office  
9/16/2019

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