



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: Hopeview Subdivision Allotment No. 1, Replat No. 2 Lot 39

Being Lot 39 of Hopeview Subdivision Allotment No. 1, Replat No. 2 recorded in Plat Book 2 Page 658, of the Holmes County Plat Records.

Lot 39 contains 2.100 acres but is subject to all highways and easements of record.

Hopeview Subdivision Allotment No. 1, Replat No. 2 is situated in the Northwest Quarter of Section 1, Salt Creek Township, T-14 N, R-12 W, Holmes County, Ohio.

Note: Lot 39 is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

Note: Lot 39 has access by a 50 foot common access easement for the purpose of ingress, egress and general utilities, described as follows:

Being part of the Northwest Quarter of Section 1, Salt Creek Township, T-14 N, R-12 W, Holmes County, Ohio, also known as part of the lands of Lot 34 of the Hopeview Subdivision Allotment No. 1, Third Addition (Plat Vol. 19 Page 2710) of Willis O. Mast and Verna A. Mast in O.R. Vol. 252 Page 5871 and part of the lands of Lot 30 of the Hopeview Subdivision Allotment No. 1, Second Addition, Replat of Lot 26 and Additional Land (Plat Vol. 2 Page 384) of David A. Miller and Marie Miller in O.R. Vol. 176 Page 397 (PPN 3400249003, PPN 3400282000).

Further described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of the northwest quarter of section 1, thence **N 00 degrees 32'53" W a distance of 1981.57 feet** along the quarter section line to a point, thence **S 89 degrees 25'36" W a distance of 78.82 feet** along the south line of said Lot 30 of the Hopeview Subdivision Allotment No. 1, Second Addition, Replat of Lot 26 and Additional Land of David A. Miller and Marie Miller to a 5/8 inch rebar found capped "Baker", thence **N 17 degrees 12'53" W a distance of 412.57 feet** along the west line of said Lot 30 of the Hopeview Subdivision Allotment No. 1, Second Addition, Replat of Lot 26 and Additional Land of David A. Miller and Marie Miller to a 5/8 inch rebar found capped "Baker", thence **N 63 degrees 49'23" W a distance of 260.00 feet** along the south line of said Lot 30 of the Hopeview Subdivision Allotment No. 1, Second Addition, Replat of Lot 26 and Additional Land of David A. Miller and Marie Miller to a 5/8 inch rebar found capped "Baker", thence with a curve turning to the left with a **delta angle of 29 degrees 16'34"**, with an **arc length of 25.55 feet, with a radius of 50.00 feet, with a chord bearing of N 17 degrees 43'42" E, and with a chord length of 25.27 feet**, along the east line of Lot 32 of the Hopeview Subdivision Allotment No. 1, Second Addition, Replat of Lot 26 and Additional Land (Plat Vol. 2 Page 384) of Willis D. Miller, Anna Kathryn Miller, Ben Miller Jr. and Rachel Miller (O.R. Vol. 249 Page 2473) and T.R. 635 (Hopeview Drive) to a point being the TRUE PLACE OF BEGINNING.

Thence with the following **THREE (3) COURSES** along the centerline of said easement;

1. **S 63 degrees 49'23" E a distance of 205.68 feet** through the lands said Lot 30 of the Hopeview Subdivision Allotment No. 1, Second Addition, Replat of Lot 26 and Additional Land of said David A. Miller and Marie Miller to a point;
2. **S 17 degrees 12'53" E a distance of 489.23 feet** through the lands said Lot 30 of the Hopeview Subdivision Allotment No. 1, Second Addition, Replat of Lot 26 and Additional Land of said David A. Miller and Marie Miller and through the lands of said Lot 34 of the Hopeview Subdivision Allotment No. 1, Third Addition of Willis O. Mast and Verna A. Mast to a point;
3. **S 89 degrees 25'36" W a distance of 305.10 feet** through the lands of said Lot 34 of the Hopeview Subdivision Allotment No. 1, Third Addition of Willis O. Mast and Verna A. Mast to a point and THERE ENDS.

This survey and description prepared by Caleb Jerome Galbraith, P.S. 8703 October 1, 2023.

Caleb Galbraith

Parcel Number: 3400249006



FILE DESCRIPTION
Holmes County Map Office
3/22/2024