



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 0.884 Acres

Situated in the Township of Salt Creek, County of Holmes, and State of Ohio:

Being part of Lot 2 and Lot 3 of Abraham Mast's Subdivision to the Village of Benton, situated in Lot 19 of the Fourth Quarter, Salt Creek Township, T-10 N, R-6 W, Holmes County, Ohio, also known as part of the lands of Mathias M. Raber and Katie Miller in O.R. Vol. 268 Page 3785 (PPN 3400272000) and Marvin E. Raber and Viola D. Raber in O.R. Vol. 273 Page 516 (PPN 3400267002).

Described as follows:

Commencing at a stone found marking the northwest corner of Lot 1, also being the northwest corner of said Lot 19, thence **S 01 degrees 34'27" W a distance of 535.25 feet** along the lot line to a point being the TRUE PLACE OF BEGINNING;

Thence with the following **TEN (10) COURSES**;

1. **S 86 degrees 06'21" E a distance of 31.78 feet** along the south line of Arlene Miller, Vivian Miller, Milan Miller, Bertha Miller, Chauncey Miller, Jr., Nila Miller, Laola Miller (Deed Vol. 120 Page 24) to a point witnessed by a 5/8 inch rebar found capped "Baker" **S 86 degrees 06'21" E a distance of 16.85 feet**;
2. **N 12 degrees 42'32" E a distance of 25.16 feet** along the east line of said Arlene Miller, Vivian Miller, Milan Miller, Bertha Miller, Chauncey Miller, Jr., Nila Miller, Laola Miller and along Township Road 604 to a point;
3. **S 80 degrees 50'58" E a distance of 214.28 feet** through the lands of said Mathias M. Raber and Katie Miller to point passing over an iron pin set at a distance 19.42 feet;
4. **N 27 degrees 02'03" E a distance of 94.50 feet** through the lands of said Mathias M. Raber and Katie Miller to an iron pin set;

5. **S 86 degrees 06'21" E a distance of 242.81 feet** through the lands of said Mathias M. Raber and Katie Miller to an iron pin set;
6. **S 01 degrees 34'33" W a distance of 92.20 feet** along the west line of Jomar Group, Ltd. (O.R. Vol. 252 Page 5758) and Brandon Brown and Tana Brown (O.R. vol. 270 Page 239) to a 5/8 inch rebar found capped "Baker";
7. **N 86 degrees 06'21" W a distance of 231.10 feet** along the north line of said Marvin E. Raber and Viola D. Raber to a 5/8 inch rebar found capped "Baker";
8. **S 01 degrees 34'27" W a distance of 50.04 feet** along the west line of said Marvin E. Raber and Viola D. Raber to an iron pin set;
9. **N 80 degrees 50'58" W a distance of 303.99 feet** through the lands of said Marvin E. Raber and Viola D. Raber to a point witnessed by an iron pin set S 80 degrees 50'58" E a distance of 47.24 feet;
10. **N 01 degrees 34'27" E a distance of 22.17 feet** along the west lot line of Lot 19 to the TRUE PLACE OF BEGINNING.

Containing 0.884 acres and is subject to all highways, easements, and restrictions of record. Containing 0.314 acres in Lot 2 of Abraham Mast's Subdivision and 0.570 acres in Lot 3 of Abraham Mast's Subdivision.

Also, subject to an existing 50 foot easement recorded in Plat Vol. 14 Page 877.

Also, the grantors grant unto the grantee their heirs and assigns a 50 foot easement for the purpose of ingress, egress, and general utilities described as follows;

Being part of Lot 1 and Lot 2 of Abraham Mast's Subdivision to the Village of Benton, situated in Lot 19 of the Fourth Quarter, Salt Creek Township, T-10 N, R-6 W, Holmes County, Ohio, also known as part of the lands of Mathias M. Raber and Katie Miller in O.R. Vol. 268 Page 3785 (PPN 3400272000).

Commencing at a stone found marking the northwest corner of Lot 19, thence **S 88 degrees 14'47" E a distance 532.26 feet** along the north line of said lot 19 to a 5/8 inch rebar found capped "Baker", thence **S 01 degrees 34'33" W a distance of 255.15 feet** along the west line of Jomar Group, Ltd. (O.R. Vol. 255 Page 2106) to a 1/2 inch pipe found, thence **N 86 degrees 30'41" W a distance of 442.77 feet** along the south line of Kevin Miller, co-trustee and Galen Miller, co-trustee (O.R. Vol. 259 Page 5896) to a

point in Township Road 604 witnessed by an iron pin set S 86 degrees 30'41" E a distance of 44.03 feet, thence **S 12 degrees 42'32" W a distance of 25.33 feet** along the east line of Arlene Miller, Vivian Miller, Milan Miller, Bertha Miller, Chauncey Miller, Jr., Nila Miller, Laola Miller (Deed Vol. 120 Page 24) and along said road to a point being the TRUE PLACE OF BEGINNING.

Thence with the following **THREE (3) COURSES** along the centerline of said 50 foot easement;


1. **S 86 degrees 30'41" E a distance of 141.25 feet** through the lands of said Mathias M. Raber and Katie Miller to a point;
2. **S 36 degrees 23'35" E a distance of 47.81 feet** through the lands of said Mathias M. Raber and Katie Miller to a point;
3. **S 21 degrees 17'37" E a distance of 159.12 feet** through the lands of said Mathias M. Raber and Katie Miller to a point and THERE ENDS.

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 4220

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on September 28, 2020.



Parcel Number: 3400272001

