



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: **3.000 Acres “to go to adjoiner”**

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 Lot 33 of the Hopeview Subdivision Allotment No. 1, Second Addition, Replat of Lot 31 (Plat Vol. 19 Page 1136) of Willis D. Miller and Anna Kathryn Miller in O.R. Vol. 249 Page 2471 (PPN3400284003).

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 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 (O.R. Vol. 176 Page 397) 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 68.81 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 **S 17 degrees 12'53" E a distance of 313.59 feet** along the west line 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 (O.R. Vol. 252 Page 5871) to an iron pin set being the TRUE PLACE OF BEGINNING.

Thence with the following **FOUR (4) COURSES;**

1. **S 17 degrees 12'53" E a distance of 131.31 feet** along the west line of said Lot 34 of the Hopeview Subdivision Allotment No. 1, Third Addition of Willis O. Mast and Verna A. Mast to a 5/8 inch rebar found capped “Baker”;

2. **S 89 degrees 25'36" W a distance of 1056.99 feet** along the north line of said Lot 34 of the Hopeview Subdivision Allotment No. 1, Third Addition of Willis O. Mast and Verna A. Mast and Owen E. Mast and Laura Mast (O.R. Vol. 66 Page 497) to a 5/8 inch rebar found;
3. **N 01 degrees 01'17" W a distance of 125.81 feet** along the east lines of Marion L. Miller and Ruby R. Burkholder (O.R. Vol. 195 Page 2641) and Monroe L. Miller and Ruby Ann Miller (O.R. Vol. 272 Page 6713) to an iron pin set;
4. **N 89 degrees 25'36" E a distance of 1020.37 feet** through the lands of said of Lot 33 of the Hopeview Subdivision Allotment No. 1, Second Addition, Replat of Lot 31 of Willis D. Miller and Anna Kathryn Miller to the TRUE PLACE OF BEGINNING.

This parcel contains 3.000 acres and is subject to all highways, easements, and restrictions of record.

To go to adjoiner.

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

For survey see: Holmes County Plat Book Vol. 2 Page 658

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



Parcel Number: 3400284004



FILE DESCRIPTION
Holmes County Map Office
3/22/2024

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