



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 1.600 Acres

Being part of Lot 25 of the Third Quarter, Berlin Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands of James W. Beachy and Kathy Beachy in Deed Vol. 236 Page 298, PPN 0100036001.

Described as follows:

Commencing at a point marking the southeast corner of Lot 25, thence **N 01 degree 02'17" E a distance of 6.73 feet** along the Lot line to a point, thence **N 54 degrees 12'57" W a distance of 291.45 feet** along the south line of Troyer Land Ltd. (O.R. Vol. 189 Page 490) and along S.R. 39 to a point, thence **N 54 degrees 12'48" W a distance of 247.54 feet** along the south line of said Troyer Land Ltd. and along said road to a point being the TRUE PLACE OF BEGINNING;

Thence with the following **FIVE (5) COURSES**;

1. **S 47 degrees 56'54" W a distance of 412.37 feet** along the west lines of David N. Troyer and Erma Troyer (O.R. Vol. 256 Page 1418) and Christian Aid Ministries (O.R. Vol. 91 Page 152 and O.R. Vol. 233 Page 1299) to a point and passing over a 5/8 inch rebar found at a distance of 46.77 feet;
2. **N 50 degrees 26'01" W a distance of 135.84 feet** through the lands of said James W. Beachy and Kathy Beachy to a point passing over an iron pin set at a distance of 9.62 feet;
3. **N 36 degrees 36'07" E a distance of 387.46 feet** through the lands of said James W. Beachy and Kathy Beachy to a point in said road passing over an iron pin set at a distance of 11.00 feet and witnessed by an iron pin set **S 36 degrees 36'07" W a distance of 43.73 feet**;
4. **S 55 degrees 58'09" E a distance of 103.46 feet** along the south line of Wayne J. Beachy, trustee of the Wayne J. Beachy Revocable Trust and Wayne J. Beachy,

successor trustee of the Amanda Beachy Revocable Trust (O.R. Vol. 161 Page 333 and O.R. Vol. 280 Page 4851) to a point witnessed by a 5/8 inch rebar found N 09 degrees 26'15" E a distance of 32.14 feet;

5. **S 56 degrees 00'51" E a distance of 113.55 feet** along the south line of said Troyer Land Ltd. to the TRUE PLACE OF BEGINNING.

This parcel contains 1.600 acres and is subject to all highways, easements, and restrictions of record.

Also, the grantors grant unto the grantees their heirs and assigns a 30 foot easement for ingress, egress, and general utilities described as follows;

Being part of Lot 25 of the Third Quarter, Berlin Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands of James W. Beachy and Kathy Beachy in O.R. Vol. 236 Page 298, PPN 0100036001.

Described as follows:

Commencing at a point marking the southeast corner of Lot 25, thence **N 01 degree 02'17" E a distance of 6.73 feet** along the Lot line to a point, thence **N 54 degrees 12'57" W a distance of 291.45 feet** along the south line of Troyer Land Ltd. (O.R. Vol. 189 Page 490) and along S.R. 39 to a point, thence **N 54 degrees 12'48" W a distance of 247.54 feet** along the south line of said Troyer Land Ltd. and along said road to a point, thence **N 56 degrees 00' 51" W a distance of 113.55 feet** along the south line of said Troyer Land Ltd. and along said road to a point, thence **N 55 degrees 58'09" W a distance of 180.80** feet along the south line of Wayne J. Beachy, trustee of the Wayne J. Beachy Revocable Trust and Wayne J. Beachy, successor trustee of the Amanda Beachy Revocable Trust (O.R. Vol. 161 Page 333 and O.R. Vol. 280 Page 4851) and along said road to a point being the TRUE PLACE OF BEGINNING;

Thence with the following **FOUR (4) COURSES** along the centerline of said 30 foot easement;

1. **S 47 degrees 39'39" W a distance of 328.91 feet** through the lands of said James W. Beachy and Kathy Beachy to a point;
2. **S 05 degrees 56'59" E a distance of 52.09 feet** through the lands of said James W. Beachy and Kathy Beachy to a point;

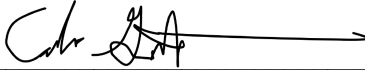
3. **S 20 degrees 26'57" E a distance of 38.91 feet** through the lands of said James W. Beachy and Kathy Beachy to a point;
4. **S 64 degrees 02'05" E a distance of 73.74 feet** through the lands of said James W. Beachy and Kathy Beachy to a point and THERE ENDS.

Bearings from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83 (2011).

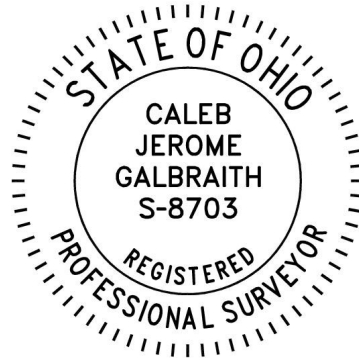
See Holmes County Plat Book 19, page 5441 for survey.

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

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 June 12, 2024.



PPN: 0100036013



FILE DESCRIPTION
Holmes County Map Office
12/02/2024

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