



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 95.902 Acres

Being part of the Third Quarter, Lot 24 of Berlin Township, T-9 N, R-5 W, Holmes County, Ohio, also known as the lands of Roy J. Burkholder and Mary Burkholder in Deed. Vol. 182 Page 5, Deed Vol. 183 Page 772, and O.R. Vol. 251 Page 4932 (PPN 0100067000), (PPN0100066000).

Described as follows:

Commencing at a railroad spike found in County Road 77 marking the northwest corner of Lot 24 being the TRUE PLACE OF BEGINNING.

Thence with the following **NINETEEN (19) COURSES**;

1. **S 88 degrees58'03" E a distance of 895.61 feet** along the north line of Lot 24 to a point passing over a 5/8 inch rebar found capped "Baker" at a distance of 33.85 feet;
2. **S 01 degrees01'57" W a distance of 25.00 feet** through the lands Roy J. Burkholder and Mary Burkholder to a 5/8 inch rebar found marking the northwest corner of Burkholder Bottom Subdivision Lot 1 (Plat Vol. 19 Page 1827) of Aaron Beachy and Mary Esther Beachy (O.R. Vol. 270 Page 6231);
3. **S 88 degrees22'36" E a distance of 278.67 feet** along the north line of said Burkholder Bottom Subdivision Lot 1 of said Aaron Beachy and Mary Esther Beachy to a 5/8 inch rebar found capped "Baker";
4. **S 05 degrees28'53" E a distance of 463.81 feet** along the east line of said Burkholder Bottom Subdivision Lot 1 of said Aaron Beachy and Mary Esther Beachy to a 5/8 inch rebar found capped "Baker";
5. **S 82 degrees23'08" W a distance of 148.83 feet** along the south line of said Burkholder Bottom Subdivision Lot 1 of said Aaron Beachy and Mary Esther Beachy to a 5/8 inch rebar found capped "Baker";

6. **N 38 degrees15'28" W a distance of 287.69 feet** along the west line of said Burkholder Bottom Subdivision Lot 1 of said Aaron Beachy and Mary Esther Beachy to a 5/8 inch rebar found;
7. **N 07 degrees39'04" E a distance of 214.84 feet** along the west line of said Burkholder Bottom Subdivision Lot 1 of said Aaron Beachy and Mary Esther Beachy to a 5/8 inch rebar found capped "Baker";
8. **N 88 degrees58'03" W a distance of 26.72 feet** along the south line of said Burkholder Bottom Subdivision Lot 1 of said Aaron Beachy and Mary Esther Beachy to a 5/8 inch rebar found capped "Baker";
9. **N 01 degrees01'57" E a distance of 50.00 feet** along the west line of said Burkholder Bottom Subdivision Lot 1 of said Aaron Beachy and Mary Esther Beachy to a 5/8 inch rebar found;
10. **N 01 degrees01'57" E a distance of 25.00 feet** through the lands Roy J. Burkholder and Mary Burkholder to a point on the Lot Line;
11. **S 88 degrees58'03" E a distance of 1740.84 feet** along the north line of said Lot 24 to a 5/8 inch rebar found marking the northeast corner of said Lot 24;
12. **S 01 degrees32'09" W a distance of 1673.96 feet** along the east line of said Lot 24 to an iron pin set marking the southeast corner of Lot 24;
13. **N 88 degrees54'45" W a distance of 1383.18 feet** along the south line of said Lot 24 to a 5/8 inch rebar found capped "Baker";
14. **N 09 degrees21'12" E a distance of 193.98 feet** along the east line of David C. Fehr and Kathryn Fehr (O.R. Vol. 189 Page 3134) to a 5/8 inch rebar found capped "Baker";
15. **N 89 degrees48'13" W a distance of 373.93 feet** along the north line of said David C. Fehr and Kathryn Fehr and David C. Fehr and Kathryn Fehr (O.R. Vol. 43 Page 981) to a 5/8 inch rebar found;
16. **N 88 degrees54'45" W a distance of 309.97 feet** along the north line of David C. Fehr and Kathryn Fehr (O.R. Vol. 189 Page 3134) to a 5/8 inch rebar found capped "Baker";

- 17. S 02 degrees19'27" W a distance of 186.19 feet** along the west line of said David C. Fehr and Kathryn Fehr and to a 5/8 inch rebar found capped "Baker" on the south line of said Lot 24;
- 18. N 88 degrees54'45" W a distance of 578.74 feet** along the south line of said Lot 24 to a point in said road marking the southwest corner of Lot 24 witnessed by an iron pin set S 88 degrees 54'45"E a distance of 59.74 feet;
- 19. N 01 degrees02'17" E a distance of 1671.38 feet** along the west line of said Lot 24 and along the centerline of said road to the TRUE PLACE OF BEGINNING.

This parcel contains 95.902 acres and is subject to all highways, easements, and restrictions of record.

Also, subject to 50 foot easement recorded in Plat Vol. 17 Page 332 and O.R. Vol. 43 Page 981 and a 50 foot easement recorded in Plat Vol. 19 Page 1827 and O.R. vol. 270 Page 6231.

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

For survey see: Plat Book Vol. 19 Page 4282

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on Dec. 29, 2020.



Parcel Number: 0100067005



FILE DESCRIPTION
Holmes County Map Office
1/26/2021

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