

Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 22.107 Acres

Being part of Lot 1 of the First Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands of Wayne E. Miller and Katie P. Miller in O.R. Vol. 274 Page 4044 (PPN 0100244000).

Described as follows:

Commencing at a point marking the southwest corner of lot 1, thence S 88 degrees 46'53" E a distance of 37.14 feet to a 5/8 inch rebar found capped "Baker" marking the northwest corner of lot 6, thence S 88 degrees 19'19"E a distance of 173.59 feet along County Road 207 and the south line of lot 1 to a point being the TRUE PLACE OF BEGINNING.

Thence with the following **SIX (6) COURSES**;

1. **N 01 degrees 16'11" E a distance of 1029.06 feet** along the east line of Ray H. Miller, trustee (O.R. Vol. 264 Page 5776) to a 5/8 inch rebar found passing over a 5/8 inch rebar found capped "Baker" at a distance of 9.38 feet;
2. **S 89 degrees 14'59" E a distance of 925.46 feet** along the south line of Lot 7 of Blessing Acres Subdivision Replat No. 2 (P.V. 19 Page 3726) of Wayne E. Miller and Katie Miller (O.R. Vol. 267 Page 4450) to an iron pin set
3. **S 01 degrees 06'39" W a distance of 627.39 feet** through the lands of said Wayne E. Miller and Katie P. Miller to an iron pin set;
4. **S 12 degrees 50'21" E a distance of 76.29 feet** through the lands of said Wayne E. Miller and Katie P. Miller to an iron pin set;
5. **S 03 degrees 03'51" W a distance of 342.90 feet** through the lands of said Wayne E. Miller and Katie P. Miller to a point in said road and on the south line

of said lot 1 witnessed by an iron pin set N03 degrees 03'51" E a distance of 23.09 feet;

- 6. N 88 degrees 19'19" W a distance of 935.05 feet** along said road and the south line of said lot 1 to the TRUE PLACE OF BEGINNING.

This parcel contains 22.107 acres and is subject to all highways, easements, and restrictions of record.

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

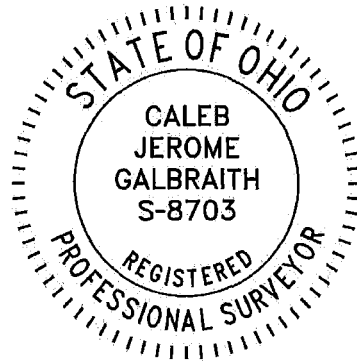
All iron pins set are 5/8-inch rebars 30 inches long with a plastic identification cap marked "Galbraith 8703".

For survey see: Plat Book Vol. 19 Page 4267

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on November, 18 2020.



Parcel Number: 0100244002



FILE DESCRIPTION
Holmes County Map Office
1/5/2021

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