



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 1.332 Acres

Being part of Lot 29 of the Third Quarter, Berlin Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands of Andy M. Miller and Martha Miller in O.R. Vol. 177 Page 1133 (PPN 0100309000).

Further described as follows;

Commencing at a 5/8 inch rebar found marking the southwest corner of Lot 29, thence **N 01 degrees 28'45" E a distance of 1095.04 feet** along the Lot Line to a point, thence **S 87 degrees 16'52" E a distance of 411.02 feet** along the north lines of Jonathan R. Yoder, co-trustee and Naomi H. Yoder, co-trustee (O.R. Vol. 280 Page 3894) and Marion J. Troyer and Saloma Troyer (O.R. Vol. 280 Page 7159) to a 5/8 inch rebar found, thence **N 04 degrees 19'07" E a distance of 125.00 feet** along the east line of said Marion J. Troyer and Saloma Troyer to a point being the TRUE PLACE OF BEGINNING.

Thence with the following **SEVEN (7) COURSES**;

1. **N 04 degrees 19'07" E a distance of 20.00 feet** along the east line of said Marion J. Troyer and Saloma Troyer to a 5/8 inch rebar found capped "Baker";
2. **N 08 degrees 05'12" E a distance of 224.19 feet** along the east line of Jonathan R. Yoder, co-trustee and Naomi H. Yoder, co-trustee (O.R. Vol. 280 Page 3894) to a point in the centerline of Township Road 367 witnessed by a 5/8 inch rebar found capped "Baker" **S 08 degrees 05'12" W a distance of 12.58 feet**;
3. **N 77 degrees 18'31" E a distance of 49.99 feet** through the lands of said Andy M. Miller and Martha Miller and along the centerline of said road to a point in the intersection of said road and Township Road 368;

4. **S 65 degrees 28'13" E a distance of 54.05 feet** through the lands of said Andy M. Miller and Martha Miller and along the centerline of Township Road 368 to a point;
5. **S 67 degrees 52'22" E a distance of 146.36 feet** through the lands of said Andy M. Miller and Martha Miller and along the centerline of said road to a point;
6. **S 10 degrees 55'34" W a distance of 225.64 feet** through the lands of said Andy M. Miller and Martha Miller to a point passing over an iron pin set at a distance of 18.24 feet and witnessed by an iron pin set N 05 degrees 05'03" W a distance of 4.72 feet;
7. **N 78 degrees 19'33" W a distance of 228.52 feet** along the north line of Susie Yoder (Deed Vol. 223 Page 436, Deed Vol. 241 Page 459) to the TRUE PLACE OF BEGINNING.

This parcel contains 1.332 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: Plat Book Vol. 19 Page 4772

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on June 23, 2022.



Parcel Number: 0100309004



FILE DESCRIPTION
Holmes County Map Office
8/23/2022

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