



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 2.228 Acres

Being part of Lot 28 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 northwest corner of Lot 28, thence **S 88 degrees 56'31" E a distance of 1348.21 feet** along the Lot line to a post witnessed by an iron pin set **S 39 degrees 12'05" E a distance of 1.00 feet** being the TRUE PLACE OF BEGINNING.

Thence with the following **ELEVEN (11) COURSES;**

1. **S 88 degrees 56'31" E a distance of 374.17 feet** along the Lot line to a 5/8 inch pin found capped "Baker";
2. **S 19 degrees 00'20" W a distance of 371.97 feet** along the west line of Marvin E. Miller and Miriam Miller (Deed Vol. 278 Page 986) to a 5/8 inch rebar found;
3. **S 65 degrees 26'47" E a distance of 56.18 feet** along the south line of said Marvin E. Miller and Miriam Miller to a 5/8 inch pin found capped "Baker";
4. **S 28 degrees 04'38" W a distance of 84.20 feet** along the west line of Marvin E. Miller and Miriam Miller (O.R. Vol. 195 Page 2201) to a 5/8 inch pin found capped "Baker";
5. **S 65 degrees 26'47" E a distance of 112.81 feet** along the south line of said Marvin E. Miller and Miriam Miller to a point in the centerline of T.R. 367 witnessed by a 5/8 inch pin found **N 65 degrees 26'47" W a distance of 36.04 feet;**

6. **S 24 degrees 58'56" W a distance of 50.00 feet** along the west line of Reuben I. Mast and Amanda M. Mast O.R. Vol. 96 Page 398), through the lands of said Andy M. Miller and Martha Miller, and along the centerline of said road to a point;
7. **N 65 degrees 26'47" W a distance of 123.72 feet** through the lands of said Andy M. Miller and Martha Miller to an iron pin set and passing over an iron pin set at a distance of 17.13 feet;
8. **N 12 degrees 39'36" W a distance of 207.53 feet** through the lands of said Andy M. Miller and Martha Miller to an iron pin set;
9. **N 69 degrees 04'27" W a distance of 178.36 feet** through the lands of said Andy M. Miller and Martha Miller to an iron pin set;
10. **N 15 degrees 06'17" E a distance of 159.31 feet** through the lands of said Andy M. Miller and Martha Miller to an iron pin set;
11. **N 39 degrees 12'05" W a distance of 99.41 feet** through the lands of said Andy M. Miller and Martha Miller to the TRUE PLACE OF BEGINNING.

This parcel contains 2.228 acres and is subject to all highways, easements, and restrictions of record.

To go to adjoiner.

Also, the grantors reserve unto themselves, their heirs, and assigns a 50 foot easement for the purpose of ingress, egress and general utilities, described as follows;

Being part of Lot 28 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 northwest corner of Lot 28, thence **S 88 degrees 56'31" E a distance of 1984.33 feet** along the Lot line to a point in Township Road 367 witnessed by a 5/8 inch rebar found **N 89 degrees 41'19" W** a distance of 39.74 feet, thence **S 37 degrees 42'59" W a distance of 154.00 feet** along said road and along the west lines of Leon M. Mullet and Laura Mullet (O.R. Vol.

246 Page 4240) and Reuben I. Mast and Amanda M. Mast (O.R. Vol. 276 Page 1829) to a point, thence **S 25 degrees 23'43" W a distance of 324.74 feet** along the centerline of said road and along the west line of said Reuben I. Mast and Amanda M. Mast to a point, thence **S 24 degrees 57'55" W a distance of 51.90 feet** along the centerline of said road and along the west line of said Reuben I. Mast and Amanda M. Mast to a point, thence **S 24 degrees 58'56" W a distance of 57.14 feet** along the centerline of said road and the west line of Reuben I. Mast and Amanda M. Mast (O.R Vol. 96 Page 396) to a point being the TRUE PLACE OF BEGINNING.

Thence with the following **ONE (1) COURSE** along the centerline of said easement;

1. **N 65 degrees 26'47" W a distance of 142.90 feet** through the lands of said Andy M. Miller and Martha Miller to a point and THERE ENDS.

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

For survey see: Holmes County Plat Book Vol. 19 Page 5192

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703.
August 2, 2023.



Parcel Number: 0100309005



FILE DESCRIPTION
Holmes County Map Office
1/9/2024

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