



**Address:** 5434 TR 377, Millersburg, OH 44654

**Phone:** 330.231.0497

**Description: 11.000 Acres**

Being part of Lot 25 of the First Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands of Samuel A. Erb in O.R. Vol. 270 Page 3672 (PPN 0100610002).

Described as follows:

Commencing at a railroad spike found marking the northwest corner of said Lot 25, thence S 00 degrees 18'21" W a distance of 2011.87 feet along the west line of said Lot and along the centerline of Township Road 351 to a point being the TRUE PLACE OF BEGINNING.

Thence with the following **FOUR (4) COURSES**;

1. **S 88 degrees 35'38" E a distance of 711.51 feet** along the south line of Abe J. Miller and Fannie A. Miller (O.R. Vol. 270 Page 3669) to an iron pin set passing over a 5/8 inch rebar found capped "Baker" at a distance of 11.82 feet;
2. **S 00 degrees 18'21" W a distance of 673.57 feet** through the lands of said Samuel A. Erb to an iron pin set;
3. **N 88 degrees 35'38" W a distance of 711.51 feet** along the north line of Jamin Hochstetler and Cynthia Hochstetler (O.R. Vol. 258 Page 739) to a railroad spike found witnessed by a 5/8 inch rebar found capped "Baker" S 88 degrees 35'38" E a distance of 29.49 feet;
4. **N 00 degrees 18'21" E a distance of 673.57 feet** along the west line of said Lot and along the centerline of said road to the TRUE PLACE OF BEGINNING.

This parcel contains 11.000 acres and is subject to all highways, easements, and restrictions of record.

Also, the grantors grant unto the grantee their heirs and assigns access through a secondary easement for the purpose of ingress, egress and general utilities describes as follows;

Being part of Lot 5 of the Fourth Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands of Jamin Hochstetler and Cynthia Hochstetler in O.R. Vol. 258 Page 739 (PPN 0100079000).

Commencing at a 3/4 inch pipe marking the southeast corner of the northeast quarter of section 13 and on the west line of said Lot 5 of the Fourth quarter witnessed by an iron pin set N 46 degrees 34' 54" E a distance of 26.77 feet being the TRUE PLACE OF BEGINNING;

Thence with the following **THREE (3) COURSES**;

1. **N 00 degrees 08'25" E a distance of 122.84 feet** along the west line of said Lot 5 and the centerline of Township Road 351 to a railroad spike found marking the northwest corner of Lot 5 of the Fourth Quarter;
2. **S 88 degrees 35'38" E a distance of 126.28 feet** along the south line of Samuel A. Erb (O.R. Vol. 270 Page 3672) to an iron pin set and passing over a 5/8 inch rebar found capped "Baker" at a distance of 29.49 feet;
3. **S 46 degrees 34'54" W a distance of 174.21 feet** through the lands of said Jamin Hochstetler and Cynthia Hochstetler to the TRUE PLACE OF BEGINNING.

Containing 0.178 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 4266

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on October 1, 2020.



Parcel Number: 0100610004

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**FILE DESCRIPTION**  
Holmes County Map Office  
1/5/2021

