



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 7.713 Acres

Being a part of Lot 9 and Lot 10 of the Fourth Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also known as the lands conveyed to David E. Yoder, Henry L. Hershberger and Wilma D. Hershberger in O.R. Vol. 208 Page 1449, and O.R. Vol. 273 Page 4483 and part of the lands of Gingerich Family Farm, Ltd. in O.R. Vol. 208 Page 1561 (PPN 0101273002) (PPN 0100393002).

Described as follows:

Commencing at a railroad spike found marking the southwest corner of Lot 9, thence N 00 degrees 18'06" E a distance of 182.39 feet along the lot line and along Township Road 353 to a point being the TRUE PLACE OF BEGINNING;

Thence with the following ELEVEN (11) COURSES;

1. **N 89 degrees 30'19" W a distance of 18.64 feet** along the north line of Carol Lee Gardner and Douglas Gardner (O.R. Vol. 254 Page 6417) passing into Lot 10 to a point in said road;
2. **N 03 degrees 45'12" W a distance of 238.39 feet** through the lands of said Gingerich Family Farm, Ltd. and along the centerline of said road to a railroad spike set;
3. **N 07 degrees 07'26" W a distance of 191.45 feet** through the lands of said Gingerich Family Farm, Ltd. and along the centerline of said road to a railroad spike set;
4. **N 02 degrees 54'52" E a distance of 72.77 feet** through the lands of said Gingerich Family Farm, Ltd. and along the centerline of said road to a railroad spike set;

5. **N 10 degrees 29'42" E a distance of 151.73 feet** through the lands of said Gingerich Family Farm, Ltd. and along the centerline of said road to a railroad spike set;
6. **S 89 degrees 07'07" E a distance of 567.95 feet** through the lands of said Gingerich Family Farm, Ltd. and along the south lines of Vernon N. Miller and Naomi P. Miller (O.R. Vol. 11 Page 829) and Vernon N. Miller and Naomi P. Miller (O.R. Vol. 103 Page 304) to a 5/8 inch rebar found capped "Baker" against fence corner post, passing into Lot 9 at a distance of 30.08 feet;
7. **S 00 degrees 06'26" W a distance of 496.59 feet** along the west line of David N. Miller, co-trustee and Laura R. Miller, co-trustee (O.R. Vol. 271 Page 3693) to a 5/8 inch rebar found;
8. **N 88 degrees 27'15" W a distance of 256.72 feet** along the north lines of Lot 1 of Sharp Pine Subdivision (P. 19-2708) of Ervin A. Miller (O.R. Vol. 252 Page 6406) and Andy C. Miller and Sarah Miller (Deed Vol. 241 Page 609) to a 5/8 inch rebar found capped "Baker";
9. **S 00 degrees 05'05" W a distance of 154.29 feet** along the west line of said Andy C. Miller and Sarah Miller to a 5/8 inch rebar found capped "Baker";
10. **N 88 degrees 45'43" W a distance of 283.49 feet** along the north lines of David E. Yoder, Henry L. Hershberger, and Wilma D. Hershberger (O.R. Vol. 226 Page 1285, O.R. Vol. 273 Page 4483) and Albert M. Miller and Susanna Miller (O.R. Vol. 227 Page 3454) to a 5/8 inch rebar found capped "Galbraith" on the Lot Line and in said road;
11. **S 00 degrees 18'06" W a distance of 3.31 feet** along the Lot Line to the TRUE PLACE OF BEGINNING.

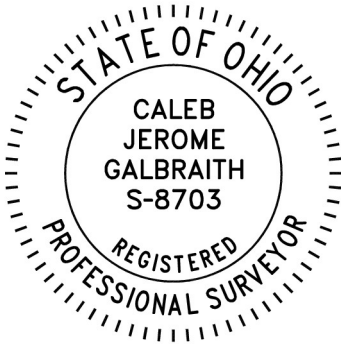
This parcel contains 7.713 acres and is subject to all highways, restrictions, and easements of record. Containing 7.110 acres in Lot 9 and 0.603 acres in Lot 10.

All iron pins set are 5/8 inch rebars with plastic identification "Galbraith 8703"

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

For survey see Plat Book Vol. 19 Page 5023

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



Parcel Number: 0101273003

FILE DESCRIPTION
Holmes County Map Office
6/22/2023

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