



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: **0.500 Acres**

Being part of Lot 22 of the First Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands of Daniel A. Yoder and Mary C. Yoder in O.R. Vol. 282 Page 363 (PPN 0101410000).

Further described as follows;

Commencing at a railroad spike found marking the Northwest corner of Lot 22, thence **S 88 degrees 40'37" E a distance of 660.32 feet** along the Lot Line to a point witnessed by a concrete monument found N 00 degrees 13'13" E a distance of 0.26 feet, thence **S 00 degrees 13'13" W a distance of 570.13 feet** along the east line of Lot 12 of the Fourth Nelson Miller Subdivision (Plat Vol. 9 Page 184) of Ellis A. Miller and Twila Miller (O.R. Vol. 248 Page 5486) and along the east line of Board of County Commissioners, Holmes County, Ohio (Deed Vol. 237 Page 735) to a concrete monument found, thence thence **S 80 degrees 50'52" E a distance of 731.66 feet** along the south lines of John R. Kline and Lauri Sue Kline (O.R. Vol. 192 Page 345) and Matthew M. Hershberger and Leanna M. Hershberger (O.R. Vol. 256 Page 2655) to a 3/4 inch rebar found being the TRUE PLACE OF BEGINNING.

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

1. **S 80 degrees 50'52" E a distance of 24.21 feet** through the lands of said Daniel A. Yoder and Mary C. Yoder to an iron pin set;
2. **S 32 degrees 48'30" W a distance of 179.06 feet** through the lands of said Daniel A. Yoder and Mary C. Yoder to an iron pin set;
3. **S 09 degrees 01'28" W a distance of 243.69 feet** through the lands of said Daniel A. Yoder and Mary C. Yoder to an iron pin set;
4. **S 87 degrees 32'51" W a distance of 72.62 feet** through the lands of said Daniel A. Yoder and Mary C. Yoder to an iron pin set;

5. **N 04 degrees 15'16" E a distance of 219.88 feet** along the east lines of Lot 3 of the Marion Stutzman Subdivision (Plat Vol. 2 Page 203) of Galen R. Miller, trustee and Sadie R. Miller, trustee (O.R. Vol. 204 Page 1369), Lot 6 of the Replat of Lot 2 of First Marion Stutzman Subdivision (Plat Vol. 2 Page 221) of Michael A. Burch and Debra A. Burch (Deed Vol. 268 Page 447) to a 3/4 inch rebar found passing over a 3/4 inch rebar found at a distance of 65.72 feet;
6. **S 73 degrees 13'32" E a distance of 49.46 feet** along the south line of Lot 1 of Raymond M. and Edna Hershberger Allotment No. 1 (Plat Vol. 15 Page 124) of Daniel A. Raber and Barbara J. Raber (O.R. Vol. 246 Page 3970) to a 5/8 inch rebar found;
7. **N 31 degrees 54'07" E a distance of 227.49 feet** along the east line of said Lot 1 of Raymond M. and Edna Hershberger Allotment No. 1 of said Daniel A. Raber and Barbara J. Raber to the TRUE PLACE OF BEGINNING.

This parcel contains 0.500 acres and is subject to all highways, easements, and restrictions of record.

To go to adjoiner.

Basis of Bearing are 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 5238

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 on December 6, 2022.



Parcel Number: 0101410002

