



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 0.354 Acres

Being part of Lot 11 of the Fourth Quarter, Berlin Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands of Mary Ellen Troyer in O.R. Vol. 286 Page 6174 (PPN 0101426019).

Described as follows:

Commencing at 5/8 inch rebar found marking the southwest corner of Lot 11, thence **S 88 degrees 51'06" E a distance of 1288.70 feet** along the Lot line and along the centerline of County Road 120 to a point, thence **N 33 degrees 13'17" E a distance of 241.76 feet** along the east line of Jonas A. Yoder and Mary Yoder (O.R. Vol. 29 Page 702) and along the centerline of said road to a point, thence **S 87 degrees 09'13" E a distance of 305.22 feet** along the south line of John M. Miller and Elizabeth J. Miller (O.R. Vol. 268 Page 1255) and along the centerline of Township Road 367 to a point, thence **N 79 degrees 56'28" E a distance of 201.16 feet** along the south line of said John M. Miller and Elizabeth J. Miller and along the centerline of said road to a point, thence **N 79 degrees 42'08" E a distance of 22.73 feet** along the south line of said John M. Miller and Elizabeth J. Miller and along the centerline of said road to a point being the TRUE PLACE OF BEGINNING;

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

1. **N 14 degrees 57'21" E a distance of 385.79 feet** along the east line of said John M. Miller and Elizabeth J. Miller to a 5/8 inch pin found capped "Baker" passing over a 5/8 inch pin found capped "Baker" at a distance of 30.38 feet;
2. **S 74 degrees 51'22" E a distance of 55.02 feet** along the south line of TH Partners, LLC (O.R. Vol. 279 Page 6892) to an iron pin set;
3. **S 19 degrees 17'32" W a distance of 374.07 feet** through the lands of said Mary Ellen Troyer to a point in said road witnessed by an iron pin set N 19 degrees 17'32" E a distance of 27.44 feet;

4. **S 79 degrees 42'08" W a distance of 29.56 feet** along the north line of Ada J. Miller, Leroy A. Yoder, and Mae J. Yoder (O.R. Vol. 267 Page 3507) and along the centerline of said road to the TRUE PLACE OF BEGINNING.

This parcel contains 0.354 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.

See Holmes County Plat Book 19 Page 5183 for the survey.

All iron pins set are 5/8-inch rebars 30 inches long with a plastic identification cap marked "Galbraith 8703".

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. November 3, 2023.



Parcel Number: 0101426020



FILE DESCRIPTION
Holmes County Map Office
12/27/2023

2 of 2