



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 3.036 Acres

Being part of the Southeast Quarter of Section 17, Clark Township, T-8 N, R-4 W, Holmes County, Ohio, also known as part of the lands conveyed to Dean Ray Yoder and Marie E. Yoder in O.R. Vol. 272 Page 7032 and the lands of Jonas A. Hershberger and Anna Hershberger conveyed in Deed Vol. 230 Page 394, 396 and Deed Vol. 245 Page 475 (PPN 0200630004), (PPN 0200531002), (PPN 0200531003), and (PPN 0200531004).

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of the southeast quarter of section 17, thence N 01 degrees 18'33" E a distance of 1076.10 feet along the Tuscarawas County Line and Section Line to an iron pin set witnessed by a 5/8 inch rod found N 85 degrees 23'54" E a distance of 5.67 feet being the TRUE PLACE OF BEGINNING.

Thence with the following ELEVEN (11) COURSES;

1. **S 85 degrees 23'54" W a distance of 777.23 feet** along the north line of Marvin A. Troyer and Linda H. Troyer (Deed Vol. 184 Page 900) to a point;
2. **S 19 degrees 31'46" W a distance of 50.00 feet** along the north line of said Marvin A. Troyer and Linda H. Troyer to a 5/8 inch rebar found;
3. **N 46 degrees 58'05" W a distance of 177.93 feet** along the north line of said Marvin A. Troyer and Linda H. Troyer to a 5/8 inch rebar found;
4. **N 04 degrees 26'18" E a distance of 80.03 feet** along the east line of said Marvin A. Troyer and Linda H. Troyer to a 5/8 inch rod found;

5. **S 86 degrees 26'41" E a distance of 168.77 feet** along the south line of said Dean Ray Yoder and Marie E. Yoder to a 5/8 inch rebar found capped "Galbraith";
6. **N 84 degrees 26'09" E a distance of 93.13 feet** along the south line of said Dean Ray Yoder and Marie E. Yoder to a point;
7. **N 06 degrees 28'53" W a distance of 6.00 feet** through the lands of said Dean Ray Yoder and Marie E. Yoder to an iron pin set passing over a 5/8 inch rod found at a distance of 0.27 feet;
8. **N 84 degrees 26'09" E a distance of 243.85 feet** through the lands of said Dean Ray Yoder and Marie E. Yoder to an iron pin set;
9. **S 80 degrees 23'30" E a distance of 137.55 feet** through the lands of said Dean Ray Yoder and Marie E. Yoder to a 5/8 inch rod found;
10. **N 76 degrees 05'40" E a distance of 288.79 feet** along the south line of said Dean Ray Yoder and Marie E. Yoder to a point on said county line and section line witnessed by a 5/8 inch rod found N 76 degrees 05'40" E a distance of 7.06 feet;
11. **S 01 degrees 18'33" W a distance of 166.39 feet** along said county line and section line to the TRUE PLACE OF BEGINNING.

This parcel contains 3.036 acres and is subject to all highways, easements, and restrictions of record.

Subject to a 50 foot easement recorded in Plat Vol. 11 Page 63 and Deed Vol. 230 Page 394.

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 4621

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on Dec. 27, 2021.

Caleb J Galbraith

Parcel Number: 0200531006



FILE DESCRIPTION
Holmes County Map Office
2/10/2022

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