



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 2.889 Acres

Being part of the Southeast Quarter of Section 19, Clark Township, T-8 N, R-5 W, Holmes County, Ohio, also known as part of the lands of Reuben H. Troyer and Betty Troyer in Deed Vol. 259 Page 334 (PPN 0200924000) and the lands of Timothy A. Miller in O.R. Vol. 262 Page 6391 (PPN 0200588000).

Described as follows:

Commencing at an iron pin set marking the northwest corner of the southeast quarter of section 19 witnessed by a 5/8 inch rebar found capped "Baker" N 01 degrees 58'58" E a distance of 40.00 feet, thence **S 01 degrees 09'23" W a distance of 788.80 feet** along the quarter section line to an iron pin set, thence **N 71 degrees 18'23" E a distance of 509.60 feet** along a tie line through the lands of said Reuben H. Troyer and Betty Troyer to a Mag Nail Set in State Route 643, thence **N 78 degrees 26'23" E a distance of 807.40 feet** along a tie line and through the lands of said Reuben H. Troyer and Betty Troyer to a point in said road witnessed by an iron pin set S 04 degrees 26'36" E a distance of 30.00 feet being the TRUE PLACE OF BEGINNING.

Thence with the following **SIX (6) COURSES**;

1. **N 78 degrees 26'23" E a distance of 511.90 feet** along the north line of said Timothy A. Miller and said road to a point;
2. **S 04 degrees 26'36" E a distance of 252.92 feet** along the east line of said Timothy A. Miller and extending through the lands of said Reuben H. Troyer and Betty Troyer to an iron pin set passing over an iron pins set at a distances of 30.00 feet and 120.00 feet;
3. **S 77 degrees 49'13" W a distance of 235.72 feet** through the lands of said Reuben H. Troyer and Betty Troyer to an iron pin set;
4. **S 84 degrees 54'30" W a distance of 286.74 feet** through the lands of said Reuben H. Troyer and Betty Troyer to an iron pin set;

5. **N 02 degrees 17'33" E a distance of 105.20 feet** through the lands of said Reuben H. Troyer and Betty Troyer to an iron pin set;
6. **N 04 degrees 26'36" W a distance of 120.00 feet** along the west line of said Timothy A. Miller to the TRUE PLACE OF BEGINNING.

This parcel contains 2.889 acres and is subject to all highways, easements, and restrictions of record.

Also, Subject to and having access through a 20 foot easement described as follows;

Being part of the Southeast Quarter of Section 19, Clark Township, T-8 N, R-5 W, Holmes County, Ohio, also known as part of the lands of Reuben H. Troyer and Betty Troyer in Deed Vol. 259 Page 334(PPN 0200924000) and the lands of Timothy A. Miller in O.R. Vol. 262 Page 6391 (PPN 0200588000).

Further described as follows;

Commencing at an iron pin set marking the northwest corner of the southeast quarter of section 19 witnessed by a 5/8 inch rebar found capped "Baker" N 01 degrees 58'58" E a distance of 40.00 feet, thence **S 01 degrees 09'23" W a distance of 788.80 feet** along the quarter section line to an iron pin set, thence **N 71 degrees 18'23" E a distance of 509.60 feet** along a tie line through the lands of said Reuben H. Troyer and Betty Troyer to a Mag Nail Set in State Route 643, thence **N 78 degrees 26'23" E a distance of 807.40 feet** along a tie line and through the lands of said Reuben H. Troyer and Betty Troyer to a point in said road witnessed by an iron pin set S 04 degrees 26'36" E a distance of 30.00 feet being the TRUE PLACE OF BEGINNING.

Thence with the following **TWO (2) COURSES** along the east line of said Reuben H. Troyer and Betty Troyer and the centerline of said easement;

1. **S 04 degrees 26'36" E a distance of 120.00 feet** to an iron pin set;
2. **S 02 degrees 17'33" W a distance of 105.20 feet** through the lands of said Reuben H. Troyer and Betty Troyer to an iron pin set and THERE ENDS.

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

For survey see: Plat Book Vol. 19 Page 4694

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on March 22, 2022.



Parcel Number: 0200588001



FILE DESCRIPTION
Holmes County Map Office
5/10/2022

3 of 3