



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 142.410 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).

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 being the TRUE PLACE OF BEGINNING.

Thence with the following **TWENTY TWO (22) COURSES**;

1. **S 89 degrees 28'24" E a distance of 2116.15 feet** along the quarter section line to a point in a creek;
2. **S 00 degrees 56'00" W a distance of 297.00 feet** along the west line of Moses E. Beachy and Esther D. Beachy (Deed Vol. 265 Page 17) to a point in State Route 643 passing over an iron pin set at a distance of 15.00 feet and witnessed by an iron pin set N 00 degrees 56'00" E a distance of 30.00 feet;
3. **S 89 degrees 28'24" E a distance of 561.00 feet** along the south line of said Moses E. Beachy and Esther D. Beachy and along said road to a railroad spike set on the section line at the intersection of said State Route 643, County Road 114, and Township Road 178;
4. **S 00 degrees 56'00" W a distance of 2025.50 feet** along the section line and the centerline of said T.R. 178 to a 5/8 inch rebar found;
5. **N 88 degrees 34'31" W a distance of 680.22 feet** along the north line of Christ Jr. Troyer and Mary Troyer (Deed Vol. 266 Page 885, O.R. Vol. 218 Page 2569) to an iron pin set passing over an iron pin set at a distance of 30.00 feet;

6. **N 11 degrees 24'49" W a distance of 414.63 feet** along the east line of Delbert J. Miller and Gertie Miller (O.R. Vol. 140 Page 270) to an iron pin set;
7. **S 65 degrees 35'09" W a distance of 602.50 feet** along the north line of said Delbert J. Miller and Gertie Miller to an iron pin set;
8. **S 20 degrees 26'34" W a distance of 166.00 feet** along the northwest line of said Delbert J. Miller and Gertie Miller to an iron pin set;
9. **S 03 degrees 24'22" E a distance of 354.30 feet** along the west line of said Delbert J. Miller and Gertie Miller to an iron pin set on the section line;
10. **N 88 degrees 50'43" W a distance of 1345.45 feet** along the section line to a 5/8 inch rebar found marking the southwest corner of the southeast quarter of section 19;
11. **N 01 degrees 09'23" E a distance of 1866.34 feet** along the quarter section line to an iron pin set;
12. **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 said road;
13. **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 State Route 643 witnessed by an iron pin set **S 04 degrees 26'36" E a distance of 30.00 feet**;
14. **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;
15. **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;
16. **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;
17. **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;

18. **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;
19. **N 04 degrees 26'36" W a distance of 120.00 feet** along the west line of said Timothy A. Miller to a point in said road;
20. **S 78 degrees 26'23" W a distance of 807.40 feet** along a tie line through the lands of said Reuben H. Troyer and Betty Troyer to a Mag Nail Set in said road;
21. **S 71 degrees 18'23" W a distance of 509.60 feet** along a tie line through the lands of said Reuben H. Troyer and Betty Troyer to an iron pin set on the quarter section line;
22. **N 01 degrees 09'23" E a distance of 788.80 feet** along the quarter section line to the TRUE PLACE OF BEGINNING.

This parcel contains 142.410 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: 0200924002



FILE DESCRIPTION
Holmes County Map Office
5/10/2022

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