



**Address:** 5434 TR 377, Millersburg, OH 44654

**Phone:** 330.231.0497

**Description: 1.000 Acres**

Being part of the Northwest Quarter of Section 17, Clark Township, T-8 N, R-4 W, Holmes County, Ohio, also known as part of the lands of Countryside Chapel of Baltic, Ohio in Deed Vol. 277 Page 187 (PPN 0260005000).

Described as follows:

Commencing at a 5/8 inch rebar found marking the southwest corner of the northwest quarter of section 17 in Township Road 173, thence **S 88 degrees 18'48" E a distance of 946.34 feet** along the quarter section line to a point in State Route 93, thence **N 58 degrees 23'38" E a distance of 119.25 feet** along the southeast line of Timothy P. Troyer and Shawna M. Troyer (O.R. Vol. 280 Page 6897) and along the centerline of said road to a point, thence **N 60 degrees 38'04" E a distance of 117.27 feet** along the southeast line of said Timothy P. Troyer and Shawna M. Troyer and said road to a point, thence **N 62 degrees 39'02" E a distance of 88.79 feet** along the southeast line of said Timothy P. Troyer and Shawna M. Troyer and said road to a point, thence **N 64 degrees 23'05" E a distance of 75.16 feet** along the southeast line of said Timothy P. Troyer and Shawna M. Troyer and said road to a point, thence **S 37 degrees 03'48" E a distance of 186.90 feet** along the southwest line of Miriam Hershberger, Marvin Ray Hershberger, and Anna Jean Hershberger (O.R. Vol. 232 Page 1068, O.R. Vol. 228 Page 1950, and O.R. Vol. 275 Page 6522) to an iron pin set being the TRUE PLACE OF BEGINNING.

Thence with the following **EIGHT (8) COURSES**;

1. **N 60 degrees 34'57" E a distance of 200.00 feet** along the southeast line of said Miriam Hershberger, Marvin Ray Hershberger, and Anna Jean Hershberger to an iron pin set;
2. **N 28 degrees 06'49" W a distance of 163.35 feet** along the northeast line of said Miriam Hershberger, Marvin Ray Hershberger, and Anna Jean Hershberger to a point in said road witnessed by a 3/4 inch rebar found S 28 degrees 06'49" E a distance of 45.88 feet;

3. **N 67 degrees 33'00" E a distance of 228.33 feet** along the south line of said Timothy P. Troyer and Shawna M. Troyer and along the centerline of said road to a point;
4. **S 22 degrees 38'19" E a distance of 139.26 feet** through the lands of said Countryside Chapel of Baltic, Ohio to an iron pin set and passing over an iron pin set at a distance of 36.32 feet;
5. **S 63 degrees 13'35" W a distance of 103.15 feet** through the lands of said Countryside Chapel of Baltic, Ohio to an iron pin set;
6. **S 38 degrees 59'47" W a distance of 152.06 feet** through the lands of said Countryside Chapel of Baltic, Ohio to an iron pin set;
7. **S 60 degrees 20'00" W a distance of 81.36 feet** through the lands of said Countryside Chapel of Baltic, Ohio to an iron pin set;
8. **N 87 degrees 49'04" W a distance of 103.47 feet** through the lands of said Countryside Chapel of Baltic, Ohio to the TRUE PLACE OF BEGINNING.

This parcel contains 1.000 acres and is subject to all highways, easements, and restrictions of record.

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

For survey see: Plat Book Vol. 19 Page 4705

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on April 14, 2022.



Parcel Number: 0260005002

