



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 8.772 Acres

Being part of Lot 36 of the First Quarter, Hardy Township, T-9 N, R-7 W, Holmes County, Ohio, also known as the lands conveyed to Avant Company in Deed Vol. 224 Page 789 (PPN 0600084000).

Described as follows:

Commencing at a stone found marking the southeast corner of Lot 36, thence N 01 degrees 44'46" E a distance of 576.72 feet along the Lot line to an iron pin set being the TRUE PLACE OF BEGINNING.

Thence with the following EIGHT (8) COURSES;

1. **N 87 degrees 59'19" W a distance of 713.58 feet** along the north line of Avant Company (Deed Vol. 224 Page 789) to an iron pin set;
2. **N 01 degrees 43'58" W a distance of 120.52 feet** along the east line of Knetzer Properties, LLC (O.R. Vol. 219 Page 1041) to a 5/8 inch rebar found capped "Blaine";
3. **N 88 degrees 13'21" W a distance of 101.23 feet** along the north line of said Knetzer Properties, LLC to a 5/8 inch rebar found capped "Blaine";
4. **N 04 degrees 36'10" E a distance of 81.67 feet** along the east line of said Knetzer Properties, LLC to a 5/8 inch rebar found capped "Blaine";
5. **N 88 degrees 08'07" W a distance of 99.91 feet** along the north line of said Knetzer Properties, LLC to a railroad spike found in the centerline of Township Road 332;
6. **N 04 degrees 34'19" E a distance of 250.06 feet** along the east lines of Meadow Glen Subdivision Phase 1 (PV 2-387) Lot 1034 of Thomas P. Bernard, co-trustee,

Margaret M. Bernard, co-trustee (O.R. Vol. 261 Page 4652), Lot 1035 of Zane G. Craig and Cheryl L. Craig (O.R. Vol. 261 page 923), Lot 1036 of Carol C. Martin (O.R. Vol. 199 Page 2587) , Ferman J. Schlabach and Daniel R. Hostetler (O.R.Vol. 269 Page 686), and along the centerline of said road to a 5/8 inch rebar found;

7. **S 88 degrees 13'39" E a distance of 905.62 feet** along the south lines of Weber's Ferndale Farm, LLC (O.R. Vol. 246 Page 4204) and Rene J. Weber (O.R. Vol. 206 Page 1942) to a 1 inch pinched top pipe found passing over an iron pin set at a distance of 19.00 feet;
8. **S 01 degrees 44'46" W a distance of 454.77 feet** along the Lot line to the TRUE PLACE OF BEGINNING.

This parcel contains 8.772 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.

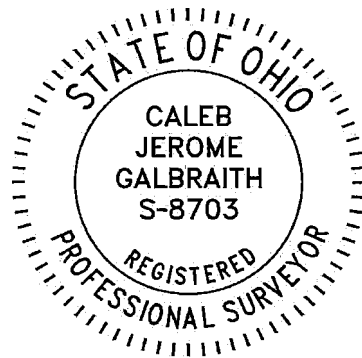
All iron pins set are 5/8-inch rebars 30 inches long with a plastic identification cap marked "Galbraith 8703".

For survey see: Plat Book Vol. 19 Page 4096

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on May 22, 2020.



Parcel Number: 0600084002



FILE DESCRIPTION
Holmes County Map Office
7/31/2020

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