



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 12.556 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 0600085000).

Described as follows:

Commencing at a stone found marking the southeast corner of Lot 36 being the TRUE PLACE OF BEGINNING.

Thence with the following SEVEN (7) COURSES;

1. **N 88 degrees 38'45" W a distance of 1080.32 feet** along the Lot Line to a point in the centerline of Township Road 332 witnessed by an iron pin set S 88 degrees 38'45" E a distance of 26.42 feet;
2. **N 26 degrees 27'49" E a distance of 330.48 feet** along the east lines of Max A. Miller, trustee (O.R. Vol. 254 Page 4642), Meadow Glen Subdivision Phase 1 (PV 2-387) Lot 1030 of Kim A. Herman and Cynthia C. Herman (O.R. Vol. 244 Page 1544), Meadow Glen Subdivision Phase 1, Replat No. 1 (PV 19-3296) Lot 1055 of Troy E. Miller and Pamela S. Miller (O.R. Vol. 261 Page 3290) and along said road to an iron pin set;
3. **N 04 degrees 34'19" E a distance of 196.84 feet** along the east lines of Meadow Glen Subdivision Phase 1, Replat No. 1 (PV 19-3296) Lot 1055 of said Troy E. Miller and Pamela S. Miller and Lot 1054 of Steven H. Bigler and Regina S. Bigler (O.R. Vol. 265 Page 1593) and along said road to a railroad spike set;
4. **S 87 degrees 58'22" E a distance of 224.41 feet** along the south line of Knetzer Properties, LLC (O.R. Vol. 219 Page 1041) to a 5/8 inch rebar found capped "Blaine" passing over an iron pin set at a distance of 28.48 feet;

5. **N 01 degrees 43'58" W a distance of 91.89 feet** along the east line of said Knetzer Properties, LLC to an iron pin set;
6. **S 87 degrees 59'19" E a distance of 713.58 feet** along the south line of Advant Compnay (Deed Vol. 224 Page 789) to an iron pin set;
7. **S 01 degrees 44'46" W a distance of 576.72 feet** along the Lot line to the TRUE PLACE OF BEGINNING.

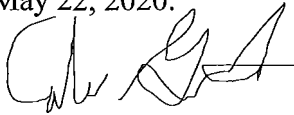
This parcel contains 12.556 acres and is subject to all highways, easements, and restrictions of record.

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

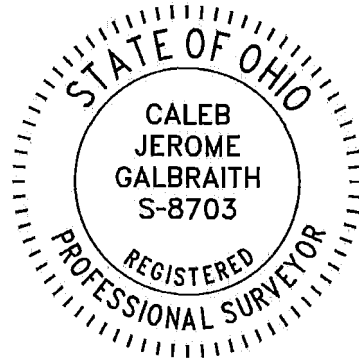
All iron pins set are 5/8-inch rebars 30 inches long with a plastic identification cap marked "Galbraith 8703".

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: 0600085001



FILE DESCRIPTION
Holmes County Map Office
6/23/2020

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