



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

**Phone:** 330.231.0497

**Description: 154.351 Acres**

Being part of the Southwest Quarter of Section 21, Northeast Quarter Section 22, and the Southeast Quarter of Section 22, Hardy Township, T-9 N, R-7 W, Holmes County, Ohio, also known as the lands of Darrell W. Hood, Roberta Hood Myers, Karen L. Morello, and Robyn Harford, in O.R. Vol. 117 Page 338 and the lands of Dogwood Acres in O.R. Vol. 177 Page 2329, PPN 0600330000, PPN 0600331000, PPN 0601149000, and PPN 0600330002.

Described as follows:

Commencing at a 5/8 inch rebar found marking the northeast corner of the southeast quarter of Section 22 being the TRUE PLACE OF BEGINNING.

Thence with the following **TWENTY-FIVE (25) COURSES**;

1. **S 01 degree 13'37" W a distance of 693.87 feet** along the section line to an iron pin set;
2. **S 79 degrees 03'25" E a distance of 940.99 feet** through the lands of said Darrell W. Hood, Roberta Hood Myers, Karen L. Morello, and Robyn Harford to an iron pin set;
3. **N 75 degrees 53'40" E a distance of 351.06 feet** through the lands of said Darrell W. Hood, Roberta Hood Myers, Karen L. Morello, and Robyn Harford to an iron pin set;
4. **N 31 degrees 34'04" E a distance of 114.16 feet** through the lands of said Darrell W. Hood, Roberta Hood Myers, Karen L. Morello, and Robyn Harford to a 5/8 inch rebar found;
5. **N 00 degrees 59'44" E a distance of 96.56 feet** along the east line of Mac Oil Field Services, Inc. (Deed Vol. 264 Page 21) to a point in Township Road 306

- witnessed by a 1/2 inch rebar found N 00 degrees 59'44" E a distance of 9.56 feet, passing over an iron pin set at a distance of 55.62 feet;
6. **S 76 degrees 17'45" E a distance of 262.28 feet** along said road and along the south line of Mark Dickman and Susan D. Dickman (O.R. Vol. 40 Page 183) to a 1/2 inch rebar found;
  7. **S 72 degrees 39'26" E a distance of 121.25 feet** along the said road and along the south line of said Mark Dickman and Susan D. Dickman to a point;
  8. **S 70 degrees 18'17" W a distance of 397.89 feet** along the north line of Chad A. Harford and Robyn L. Harford (O.R. Vol. 67 Page 26) to a 5/8 inch pin found capped "Baker";
  9. **S 01 degree 03'13" W a distance of 403.49 feet** along the west lines of said Chad A. Harford and Robyn L. Harford and Brandon L. McVicker (O.R. Vol. 180 Page 1741 and O.R. Vol. 250 Page 6687) to a 5/8 inch pin found capped "Baker";
  10. **N 88 degrees 56'47" W a distance of 273.70 feet** along the north line of Lot 1 of Hardy Township Subdivision No. 1 (Plat Vol. 19 Page 4075) and Christopher A. Patterson (O.R. Vol. 278 Page 4051) to a 5/8 inch pin found capped "Baker";
  11. **S 14 degrees 50'49" W a distance of 31.82 feet** along the west line of said Lot 1 and said Christopher A. Patterson to a 5/8 inch pin found capped "Baker";
  12. **S 36 degrees 55'03" W a distance of 108.43 feet** along the west line of said Lot 1 and said Christopher A. Patterson to a 5/8 inch pin found capped "Baker";
  13. **S 28 degrees 21'46" W a distance of 66.04 feet** along the west line of said Lot 1 and said Christopher A. Patterson to a 5/8 inch pin found capped "Baker";
  14. **S 20 degrees 20'02" W a distance of 140.04 feet** along the west line of said Lot 1 and said Christopher A. Patterson to a 5/8 inch pin found capped "Baker";
  15. **S 37 degrees 15'01" W a distance of 30.36** along the west line of said Lot 1 and said Christopher A. Patterson to a 5/8 inch pin found capped "Baker";
  16. **S 88 degrees 56'46" E a distance of 439.28 feet** along the south line of said Lot 1 and said Christopher A. Patterson to a 5/8 inch pin found capped "Baker";

17. **S 01 degree 03'13" W a distance of 1128.15 feet** along the west lines of said Brandon L. McVicker and Bryan J. Phillips and Jeri L. Phillips (O.R. Vol. 180 Page 1733), and Breacole L. McVicker (O.R. Vol. 180 Page 1729) to a 5/8 inch pin found capped "Baker";
18. **N 88 degrees 34'34" W a distance of 1329.90 feet** along the section line and along said Township lines to a 5/8 inch rebar found marking Southwest corner Southwest quarter of section 21;
19. **N 88 degrees 58'38" W a distance of 660.10 feet** along the section line and along said Township lines to a stone found;
20. **N 88 degrees 42'58" W a distance of 657.33 feet** along the section line and along said Township lines to a 5/8 inch rebar found;
21. **N 00 degrees 28'22" E a distance of 1343.44 feet** passing into Section 22 and along the east line of Vivian Smith, Successor Trustee (O.R. vol. 247 Page 2267) to a 5/8 inch rebar found capped "Baker";
22. **N 01 degree 00'21" E a distance of 1329.83 feet** along the east lines of Robert L. Whitman Sr. and Sharon K. Whitman (O.R. Vol. 116 Page 863) and Joseph I. Mast and Edna Mast (O.R. Vol. 186 Page 1475) to a 5/8 inch rebar found;
23. **N 01 degree 16'36" E a distance of 790.44 feet** along the Village of Millersburg Corp. line to a point witnessed by a 5/8 inch rebar found N 01 degree 16'36" E a distance of 22.36 feet;
24. **S 69 degrees 18'50" E a distance of 1421.37 feet** along the south lines of T & L Transport, Inc. (O.R. Vol. 122 Page 827) and LLWM Company Limited (O.R. Vol. 19 Page 234) to a point witnessed by an iron pin set S 01 degree 20'11" W a distance of 22.80 feet;
25. **S 01 degree 20'11" W a distance of 330.00 feet** along the section line to the TRUE PLACE OF BEGINNING.

This parcel contains 154.351 acres and is subject to all highways, easements, and restrictions of record. Containing 55.578 acres in Section 21 and 98.773 acres in Section 22.

Also subject to a 50 foot easement recorded in Plat Vol. 19 Page 4075.

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".

See Holmes County Plat Book 19 Page 5067 for survey.

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703.  
March 23, 2023.



Parcel Number: 0600331002



**FILE DESCRIPTION**

Holmes County Map Office

8/15/2023