



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

**Phone:** 330.231.0497

**Description: 1.500 Acres**

Being part of the Northwest Quarter of Section 4, Hardy Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands of Abe A. Weaver and Ruby R. Weaver in O.R. Vol. 252 Page 4130 (PPN 0600857016).

Described as follows:

Commencing at a 5/8 inch rebar found marking the northeast corner of the northwest quarter of section 4, thence **N 88 degrees 45'02" W a distance of 102.30 feet** along the section line to a 5/8 inch rebar found, thence **S 00 degrees 45'04" W a distance of 417.81 feet** along the west line of line of Dennis J. Miller (O.R. Vol. 279 Page 1445) to a point in State Route 241 witnessed by a 5/8 inch rebar found N 00 degrees 45'04" E a distance of 30.00 feet, thence **S 62 degrees 49'00" W a distance of 186.30 feet** along the centerline of said road and along the north line David R. Schlabach and Lisa Schlabach (O.R. Vol. 211 Page 3458) to a point witnessed by an iron pin set N 26 degrees 56'18" W a distance of 35.00 feet being the TRUE PLACE OF BEGINNING.

Thence with the following **FIVE (5) COURSES;**

1. **S 62 degrees 49'00" W a distance of 71.45 feet** along the centerline of said road and the north line of said David R. Schlabach and Lisa Schlabach to a point;
2. **S 66 degrees 54'02" W a distance of 252.46 feet** along the centerline of said road and the north line Daniel J. Mast and Lauren M. Mast (O.R. Vol. 252 Page 6633) to a railroad spike found;
3. **N 58 degrees 48'39" W a distance of 206.19 feet** along the east line of Joseph A. Mast and Mary Ann Mast (O.R. Vol. 231 page 3376) to an iron pin set passing over a 5/8 inch rebar found at a distance of 40.00 feet;
4. **N 65 degrees 35'49" E a distance of 432.64 feet** through the lands of said Abe A. Weaver and Ruby R. Weaver to an iron pin set;

- 5. S 26 degrees 56'18" E a distance of 172.56 feet** through the lands of said Abe A. Weaver and Ruby R. Weaver to the TRUE PLACE OF BEGINNING.

This parcel contains 1.500 acres and is subject to all highways, easements, and restrictions of record.

Subject to a 50' easement for ingress and egress and general utilities described as follows;

Being part of the Northwest Quarter of Section 4, Hardy Township, T-9 N, R-6 W, Holmes County, Ohio, also known as part of the lands of Abe A. Weaver and Ruby R. Weaver in O.R. Vol. 252 Page 4130 (PPN 0600857000).

Further described as follows;

Commencing at a 5/8 inch rebar found marking the northeast corner of the northwest quarter of section 4, thence **N 88 degrees 45'02" W a distance of 102.30 feet** along the section line to a 5/8 inch rebar found, thence **S 00 degrees 45'04" W a distance of 417.81 feet** along the west line of line of Dennis J. Miller (O.R. Vol. 279 Page 1445) to a point in State Route 241 witnessed by a 5/8 inch rebar found N 00 degrees 45'04" E a distance of 30.00 feet, thence **S 62 degrees 49'00" W a distance of 257.75 feet** along the centerline of said road and along the north line David R. Schlabach and Lisa Schlabach (O.R. Vol. 211 Page 3458) to a point, thence **S 66 degrees 54'02" W a distance of 221.67 feet** along the centerline of said road and the north line of Daniel J. Mast and Lauren M. Mast (O.R. Vol. 252 Page 6633) to a point being the TRUE PLACE OF BEGINNING.

Thence with the following **ONE (1) COURSE** along the centerline of said easement;

- 1. N 58 degrees 48'39" W a distance of 207.04 feet** through the lands of said Abe A. Weaver and Ruby R. Weaver to a point and THERE ENDS.

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

For survey see: Plat Book Vol. 19 Page 4950

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

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on Nov. 9, 2022.



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Parcel Number: 0600857034



**FILE DESCRIPTION**  
Holmes County Map Office  
3/7/2023

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