



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

**Phone:** 330.231.0497

**Description: 0.499 Acres**

Being a part of Out Lot 7 and Lot 752 of the Village of Millersburg, T-9N, R-7W, Section 11 and 12, Hardy Township, Holmes County, Ohio, also known as the lands conveyed to Sand Run Rentals, Ltd. in O.R. Vol. 283 Page 5849 (PPN 0701299000) (PPN 0701780000) (PPN 0701779001) (PPN 0700982001).

Described as follows:

Commencing at a point marking the Northwest corner of Out Lot 7 thence **S 01 degree 13'10" W a distance of 237.64 feet** along the Out Lot line and the Section line to a 3/4 inch rebar found being the TRUE PLACE OF BEGINNING;

Thence with the following **TWELVE (12) COURSES:**

1. **S 88 degrees 35'43" E a distance of 76.20 feet** along the south line of Brambly Hedge Knoll Condominium (Deed Vol. 276 Page 35, Deed Vol. 276 Page 39, Page O.R. Vol. 184 Page 3100 and O.R. Vol. 199 Page 888) to a pipe found passing into Section 11;
2. **S 00 degrees 45'47" E a distance of 217.86 feet** along the west line of said Brambly Hedge Knoll Condominium to a point in U.S. 62 and S.R. 39 witnessed by a pipe found N 00 degrees 45'47" W a distance of 37.88 feet;
3. **S 72 degrees 55'21" W a distance of 88.20 feet** along the north lines of Dave Zickefoose and Linda Zickefoose (Deed Vol. 268 Page 889) and Phillip Ritchey and Evelyn L. Ritchey (O.R. Vol. 283 Page 6586), and along said road to a point;
4. **N 01 degree 13'10" E a distance of 51.33 feet** along the Out Lot line and Section line to a 5/8 inch rebar found;
5. **S 60 degrees 42'22" W a distance of 15.36 feet** along the north line of East Jackson Street to a point in a concrete drive;

6. **N 01 degree 09'41" W a distance of 88.16 feet** along the east line of Tabitha Y. Kauffman (O.R Vol. 137 Page 73 and O.R. Vol. 176 Page 2365) to a 5/8 inch pin found capped "Baker";
7. **N 14 degrees 54'31" W a distance of 28.29 feet** along the east line of said Tabitha Y. Kauffman to a point on the east line of Lot 752;
8. **N 14 degrees 54'31" W a distance of 25.95 feet** along the east line of Tabitha Y. Kauffman (O.R. Vol. 106 Page 286 and O.R. Vol. 176 Page 2365) and through said Lot 752 to a 5/8 inch pin found capped "Baker" on the north line of said Lot 752 and the south line of a 14 foot alley;
9. **N 68 degrees 28'47" E a distance of 7.82 feet** along the south line of said 14 foot alley to a 5/8 inch rebar found;
10. **N 01 degree 13'10" E a distance of 15.18 feet** along the east line of said alley to a 5/8 inch rebar found on the Out Lot line;
11. **N 68 degrees 28'47" E a distance of 26.84 feet** along the Out Lot line to a 5/8 inch rebar found passing over a 5/8 inch rebar found at a distance of 13.42 feet;
12. **N 01 degree 13'10" E a distance of 33.36 feet** along the Out Lot line and the Section line to the TRUE PLACE OF BEGINNING.

This parcel contains 0.499 acres, but subject to all highways, easements, and restrictions of record. Containing 0.427 acres in Out Lot 7. Containing 0.070 acres in Section 12, and 0.002 acres in Lot 752.

All iron pins set are 5/8 inch rebars with plastic identification "Galbraith 8703"

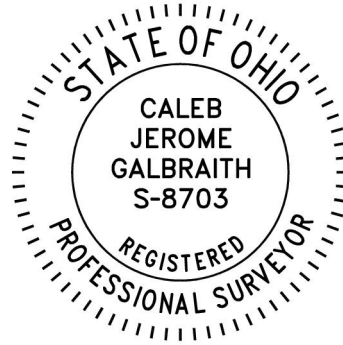
Basis of Bearings from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83

See Holmes County Plat Book 19 Page 5017 for survey.

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703.  
December 21, 2022.



Parcel Number: 0700982002



**FILE DESCRIPTION**  
Holmes County Map Office  
6/13/2023

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