



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 1.206 Acres

Being a part of the Southwest Quarter of Section 11 and the Village of Millersburg, T-9 N, R-7 W, Hardy Township, Holmes County, Ohio, also known as the lands of Robert Lanchman and Melissa D. Morris in O.R. Vol. 252 Page 2180 (PPN 0701135000).

Described as follows:

Commencing at a point marking the Southwest corner of the Southwest Quarter of section 11, thence **S 86 degrees 58'25" E a distance of 678.10 feet** along the section line to a point, thence **N 01 degree 14'37" E a distance of 664.64 feet** along the west line of Mary L. Gindlesberger, trustee (O.R. Vol. 209 Page 2840), Green Hills, LLC (O.R. Vol. 185 Page 2699), Brittany A. Schmucker (O.R. Vol. 274 Page 2172), and Laura Augsburger and John M. Pierson (O.R. Vol. 249 Page 2792) to a point, thence **S 88 degrees 25'56" E a distance of 270.12 feet** along the south line of Eli A. Miller (O.R. Vol. 262 Page 4398) and along the south line of Briar Lane, Village of Millersburg (O.R. Vol. 267 Page 742) to a 5/8 inch rebar found, thence **N 12 degrees 33'17" W a distance of 82.47 feet** to a 5/8 inch rebar found being the TRUE PLACE OF BEGINNING;

Thence with the following **FOUR (4) COURSES:**

1. **N 01 degree 06'58" E a distance of 235.25 feet** along the east line of said Village of Millersburg and Briar Lane to a square rod found;
2. **N 87 degrees 49'03" E a distance of 159.48 feet** along the south line of J. Robert Morrison, trustee and Lucy V. Morrison, trustee (O.R. Vol. 186 Page 2461) to a 5/8 inch rebar found;
3. **S 02 degrees 10'18" W a distance of 436.95 feet** along the west line of Victor R. Snyder (O.R. Vol. 120 Page 375 and O.R. Vol. 269 Page 1010) to a pipe found;
4. **N 37 degrees 01'54" W a distance of 244.72 feet** along the east line of said Green Hills, LLC to the TRUE PLACE OF BEGINNING.

This parcel contains 1.206 acres, but subject to all highways, easements, and restrictions of record.

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 4986 for survey.

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703.
February 15, 2023.



Parcel Number: 0701135001



FILE DESCRIPTION
Holmes County Map Office
5/1/2023

2 of 2