



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 1.377 Acres

Being part of the Northwest Quarter of Section 14, Killbuck Township, T-8 N, R-7 W, Holmes County, Ohio, also known as part of the lands of Sue Fox in O.R. Vol. 194 Page 3259 and O.R Vol. 274 Page 3667 (PPN 0800254000).

Described as follows:

Commencing at a 3/4 inch pipe found marking the southeast corner of the northwest quarter of section 14, thence **N 88 degrees 38'40" W a distance of 675.32 feet** along the quarter section line to a 3/4 inch pipe found, thence **N 01 degree 27'03" E a distance of 1233.96 feet** along the east line of said Sue Fox to a point in the centerline of County Road 35 witnessed by a 3/4 inch pipe found S 01 degree 27'03" W a distance of 22.40 feet, thence **S 77 degrees 57'06" W a distance of 39.70 feet** along the centerline of said road and along the south line of Allen R. Fox and Julia M. Fox (O.R. Vol. 273 Page 388) to a point, thence **S 79 degrees 44'45" W a distance of 36.76 feet** along the centerline of said road and along the south line of said Allen R. Fox and Julia M. Fox to a point being the TRUE PLACE OF BEGINNING;

Thence with the following **SEVEN (7) COURSES;**

1. **S 02 degrees 27'17" E a distance of 157.92 feet** through the lands of said Sue Fox to an iron pin set passing over an iron pin set at a distance of 16.29 feet;
2. **S 83 degrees 44'16" W a distance of 115.48 feet** through the lands of said Sue Fox to an iron pin set;
3. **S 35 degrees 09'35" W a distance of 69.95 feet** through the lands of said Sue Fox to an iron pin set;
4. **S 89 degrees 12'39" W a distance of 168.47 feet** through the lands of said Sue Fox to an iron pin set;

5. **N 13 degrees 19'50" W a distance of 177.67 feet** through the lands of said Sue Fox to a point in the centerline of said road witnessed by an iron pin set S 13 degrees 19'50" E a distance of 17.80 feet;
6. **N 81 degrees 44'54" E a distance of 217.35 feet** through the lands of said Sue Fox, along the south line of said Allen R. Fox and Julia M. Fox, and along the centerline of said road to a point;
7. **N 79 degrees 44'45" E a distance of 144.94 feet** along the south line of said Allen R. Fox and Julia M. Fox and along the centerline of said road to a point being the TRUE PLACE OF BEGINNING.

This parcel contains 1.377 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 5047

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. April 18th, 2023.



Parcel Number: 0800254003



FILE DESCRIPTION
Holmes County Map Office
7/20/2023

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