



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 2.025 Acres

Being part of the Northwest Quarter of Section 8, Killbuck Township, T-8 N, R-7 W, Holmes County, Ohio, also known as the lands of Victor R. Snyder in O.R. Vol. 120 Page 375 and O.R Vol. 269 Page 1010 (PPN 0800756000).

Described as follows:

Commencing at a point marking the southeast corner of the northwest quarter of section 8, thence **N 89 degrees 19'35" W a distance of 974.05 feet** along the quarter section line to a point in the centerline of U.S. 62, thence **N 51 degrees 49'16" E a distance of 59.39 feet** along the east line of Lyon's Run Land, LLC (O.R. Vol. 273 Page 6803) and along the centerline of said road to a point, thence **N 51 degrees 53'34" E a distance of 188.80 feet** along the east line of Sonny Tharp (O.R. Vol. 252 Page 470) and along the centerline of said road and to a point, thence **N 50 degrees 51'43" E a distance of 307.25 feet** along the east line of said Lyon's Run Land, LLC and along the centerline of said road to a point, thence **N 49 degrees 18'10" E a distance of 103.00 feet** along the east lines of said Lyon's Run Land, LLC and Jairus M. Kline (O.R. Vol. 277 Page 4042), and the centerline of said road to a point, thence **N 45 degrees 29'11" E a distance of 103.80 feet** along the east line of said Jairus M. Kline and along the centerline of said road to a point being the TRUE PLACE OF BEGINNING;

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

1. **N 33 degrees 52'29" W a distance of 299.14 feet** along the northeast line of said Jairus M. Kline to a 1/2 inch pipe found in the swamp and passing over a 5/8 inch rebar found capped "Baker" at a distance of 19.04 feet;
2. **N 43 degrees 55'13" E a distance of 301.21 feet** along the southeast line of Lyon's Run Land, LLC to a 1/2 inch pipe found;

3. **S 33 degrees 43'10" E a distance of 301.10 feet** along the southwest line of said Lyon's Run Land, LLC to a point witnessed by a 5/8 inch rebar found N 33 degrees 43'10" W a distance of 23.29 feet;
4. **S 44 degrees 15'11" W a distance of 300.00 feet** along west line of Cheryl Lynn Wagers (O.R. Vol. 36 Page 468) and along the centerline of said road to the TRUE PLACE OF BEGINNING.

This parcel contains 2.025 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: Holmes County Plat Book Vol. 19 Page 5060

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 July 26, 2023.



Parcel Number: 0800756001



FILE DESCRIPTION
Holmes County Map Office
8/9/2023

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