



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

**Phone:** 330.231.0497

**Description: 0.307 Acres**

Being Lot 165 and 166 of Duncan's Addition to the Village of Killbuck, Southwest Quarter of Section 6, Killbuck Township, T-8 N, R-7 W, Holmes County, Ohio, also known as the lands of Cynthia D. Rippeth in Deed Vol. 227 Page 684 and O.R. Vol. 284 Page 3832, PPN 0900279000, PPN 0900280000.

Described as follows:

Commencing at an iron pin set marking the southwest corner of Lot 165 marking the intersection of the north line of Duncan Street and the east line of Main Street being the TRUE PLACE OF BEGINNING.

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

1. **N 09 degrees 15'26" E a distance of 119.72 feet** along the east line of said Main Street to a pipe found marking the northwest corner of Lot 166;
2. **S 87 degrees 38'13" E a distance of 110.02 feet** along the south line of Terry Everett and Sheri L. Everett (O.R. Vol. 168 Page 1146 and O.R. Vol. 172 Page 2676) and Lot 202 of said village to a point on the west line of Hayes Alley marking the northeast corner of said Lot 166 witnessed by an iron pin set S 82 degrees 30'02" E a distance of 5.00 feet;
3. **S 07 degrees 05'23" W a distance of 120.00 feet** along the west line of said Alley to an iron pin set on the intersection of the west line of said Alley and the north line of said Duncan Street marking the southeast corner of said Lot 165;
4. **N 87 degrees 15'52" W a distance of 114.50 feet** along the north line of said Duncan Street to the TRUE PLACE OF BEGINNING.

This parcel contains 0.307 acres and is subject to all highways, easements, and restrictions of record. Containing 0.155 acres in Lot 165 and 0.152 acres in Lot 166.

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

See Holmes County Plat Book 19 Page 5014 for the survey.

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.  
April 15, 2023.



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Parcel Number: 0900279001



**FILE DESCRIPTION**  
Holmes County Map Office  
6/9/2023

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