



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 1.000 Acres

Being part of the Third Quarter, Lot 19, Mechanic Township, T-8 N, R-6 W, Holmes County, Ohio, also known as part of the lands conveyed to Joe Yoder and Ida Mae Yoder O.R. Vol. 267 Page 2518 (PPN 1300296004).

Described as follows:

Commencing at a 5/8 inch rebar found marking the southwest corner of Lot 19, thence S 89 degrees 19'11" E a distance of 59.00 feet along the Lot line and the Coshocton County line to a 5/8 inch rebar found capped "Baker", thence N 00 degrees 40'34" E a distance of 397.76 feet along the east line of Joe Yoder and Ida Mae Yoder (O.R. Vol. 241 Page 2714) to a point in a maple tree witnessed by an iron pin set N 85 degrees 55'09" E a distance of 6.07 feet being the TRUE PLACE OF BEGINNING;

Thence with the following SEVEN (7) COURSES;

1. **N 00 degrees 40'34" E a distance of 201.87 feet** along the east line of said Joe Yoder and Ida Mae Yoder to a 5/8 inch rebar found in the centerline of Township Road 105 witnessed by an iron pin set S 00 degrees 40'34" W a distance of 21.83 feet;
2. **S 75 degrees 10'12" E a distance of 63.00 feet** along the south line of Balder Heritage LLC (O.R. Vol. 250 page 2409) and the centerline of said road to a 5/8 inch rebar found;
3. **S 80 degrees 37'12" E a distance of 203.54 feet** along the south line of Balder Heritage LLC (O.R. Vol. 250 page 2409) and the centerline of said road to a 5/8 inch rebar found;
4. **S 89 degrees 33'00" E a distance of 43.17 feet** along the south line of Balder Heritage LLC (O.R. Vol. 250 page 2409) and the centerline of said road to a point;

5. **S 00 degrees 40'34" W a distance of 50.52 feet** leaving said road and through the lands of Joe Yoder and Ida Mae Yoder (O.R.Vol. 267 Page 2518) to an iron pin set passing over an iron pin set at a distance of 20.37 feet;
6. **S 57 degrees 21'41" W a distance of 166.56 feet** through the lands of said Joe Yoder and Ida Mae Yoder to an iron pin set;
7. **S 85 degrees 55'09" W a distance of 166.84 feet** through the lands of said Joe Yoder and Ida Mae Yoder to the TRUE PLACE OF BEGINNING.

This parcel contains 1.000 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 3991

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on January 9, 2020.



Parcel Number: 1300296005



FILE DESCRIPTION
Holmes County Map Office
1/29/2020

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