



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 2.141 Acres

Being part of the southeast quarter of section 1, Mechanic Township, T-8 N, R-7 W, Holmes County, Ohio, also known as part of the lands conveyed to John S. Mullet in Deed Vol. 224 Page 350, (PPN 1302308000) and part of the lands of Sand Run Company in Deed Vol. 257 Page 264, (PPN 1302311000).

Described as follows:

Commencing at a point marking the southeast corner of the southeast quarter of section 1 in State Route 83 witnessed by a 5/8 inch rebar found N 00 degrees 58'21" E a distance of 66.93 feet, thence N 02 degrees 18'00" E a distance of 240.22 feet along the section line to an iron pin set being the TRUE PLACE OF BEGINNING;

Thence with the following NINE (9) COURSES:

1. **N 84 degrees05'53" W a distance of 168.83 feet** through the lands of said John S. Mullet to an iron pin set;
2. **N 83 degrees24'43" W a distance of 82.80 feet** through the lands of said John S. Mullet to a 5/8 inch rebar found;
3. **N 84 degrees17'18" W a distance of 103.06 feet** through the lands of said Sand Run Company to an iron pin set;
4. **N 34 degrees03'38" E a distance of 340.19 feet** through the lands of said Sand Run Company to an iron pin set;
5. **S 68 degrees07'00" E a distance of 128.66 feet** through the lands of said Sand Run Company to an iron pin set;
6. **N 00 degrees54'20" E a distance of 371.44 feet** through the lands of said Sand Run Company to a point in County Road 58 witnessed by an iron pin set S 00 degrees 54'20" W a distance of 24.87 feet

7. **S 60 degrees 44'57" E a distance of 56.81 feet** along the south line of Garnet Deitrich (Deed Vol. 138 Page 202, O.R. Vol. 218 Page 332) and along the centerline of said road to a point on the section line witnessed by an iron pin set S 00 degrees 54'20" W a distance of 32.16 feet;
8. **S 00 degrees 54'20" W a distance of 495.00 feet** along the section line to a 1/2 inch pipe found marking the northwest corner of Lot 29, T-8N, R-6W, second quarter;
9. **S 02 degrees 18'00" W a distance of 119.79 feet** along the section line to the TRUE PLACE OF BEGINNING.

This parcel contains 2.141 acres, but subject to all highways, easements, and restrictions of record.

Also, the Grantor grants unto the Grantee their heirs and assigns a 12 foot secondary easement for the purpose of ingress and egress described as follows;

Being part of the southeast quarter of section 1, Mechanic Township, T-8 N, R-7 W, Holmes County, Ohio, also known as part of the lands conveyed to David M. Mullet, trustee in O.R. Vol. 262 Page 2291, (PPN 1302309000) and part of the lands of John S. Mullet in Deed Vol. 224 Page 350, (PPN 1302308000).

Further described as follows:

Commencing at a point marking the southeast corner of the southeast quarter of section 1 in State Route 83 witnessed by a 5/8 inch rebar found N 00 degrees 58'21" E a distance of 66.93 feet, thence N 02 degrees 18'00" E a distance of 240.22 feet along the section line to an iron pin set, thence N 84 degrees 05'53" W a distance of 168.83 feet through the lands of said John S. Mullet to an iron pin set, thence N 83 degrees 24'43" W a distance of 16.24 feet through the lands of said John S. Mullet to a point being the TRUE PLACE OF BEGINNING;

Thence with the following FIVE (5) COURSES along the centerline of said 12 foot easement;

1. **S 39 degrees 15'27" W a distance of 36.65 feet** through the lands of said John S. Mullet, and David M. Mullet, trustee to a point;

2. **S 30 degrees31'37" W a distance of 27.74 feet** through the lands of said David M. Mullet, trustee to a point;
3. **S 16 degrees26'47" W a distance of 21.97 feet** through the lands of said David M. Mullet, trustee to a point;
4. **S 12 degrees00'06" W a distance of 35.16 feet** through the lands of said David M. Mullet, trustee to a point;
5. **S 18 degrees55'30" W a distance of 117.65 feet** through the lands of said David M. Mullet, trustee to a point in the centerline of said road and THERE ENDS.

All iron pins set are 5/8 inch rebars with plastic identification "Galbraith 8703"

Basis of Bearings form Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83

See Holmes County Plat Book 19 Page 4574 for survey.

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on April 23, 2021.



Parcel Number: 1302308002



FILE DESCRIPTION
Holmes County Map Office
12/13/2021

3 of 3