



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

**Phone:** 330.231.0497

**Description: 2.250 Acres**

Being part of the Second Quarter, Lots 3 and 4, Monroe Township, T-9 N, R-8 W, Holmes County, Ohio, also known as part of the lands conveyed to LAM Estates LLC in O.R. Vol. 272 Page 7094, PPN 1400153005.

Described as follows:

Commencing at a railroad spike found marking the southeast corner of Lot 4 in T.R. 258, thence N 87 degrees 00'45" W a distance of 793.98 feet along the Lot Line to a point on the west side of T.R. 273, Board of Trustees of Monroe Township (O.R. Vol. 54 Page 402) being the TRUE PLACE OF BEGINNING;

Thence with the following FIVE (5) COURSES;

1. **S 02 degrees 07'39" E a distance of 127.01 feet** along the west line of said road and Board of Trustees of Monroe Township into Lot 3 to an 5/8 inch rebar found capped "Baker";
2. **N 87 degrees 00'45" W a distance of 452.41 feet** along the north line of Autumn Ridge Subdivision Lot 3 (Plat Vol. 2 Page 386) of Nathan K. Troyer and Lacie S. Troyer (O.R. Vol. 254 Page 6314) to a 5/8 inch rebar found capped "Baker";
3. **N 01 degrees 23'19" E a distance of 240.70 feet** along the east line of Bands Company, Inc. (O.R. Vol. 19 Page 812) to an iron pin set passing into Lot 4 at a distance of 126.56 feet;
4. **S 81 degrees 39'08" E a distance of 443.23 feet** through the lands of said LAM Estates LLC to an iron pin set on the west line of said road and said Board of Trustees of Monroe Township;

5. **S 02 degrees 07'39" E a distance of 72.99 feet** along the west line of said road and said Board of Trustees of Monroe Township to the TRUE PLACE OF BEGINNING.

This parcel contains 2.250 acres and is subject to all highways, easements, and restrictions of record. Containing 1.303 acres in Lot 3 and 0.947 acres in Lot 4.

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 4606

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on September 7, 2021.



Parcel Number: 1400153013



**FILE DESCRIPTION**  
Holmes County Map Office  
1/18/2022

2 of 2