



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 2.750 Acres

Being part of the Second Quarter, Lot 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), thence N 02 degrees 07'39" W a distance of 72.99 feet along the west side of said road and said Board of Trustees of Monroe Township to an iron pin set being the TRUE PLACE OF BEGINNING;

Thence with the following FOUR (4) COURSES;

1. **N 81 degrees 39'08" W a distance of 443.23 feet** through the lands of said LAM Estates LLC to an iron pin set;
2. **N 01 degrees 23'19" E a distance of 362.89 feet** along the east line of Bands Company, Inc. (O.R. Vol. 19 Page 812) to a point in S.R. 39 and S.R. 60 witnessed by a 5/8 inch rebar found capped "Baker" S 01 degrees 23'19" W a distance of 35.28 feet;
3. **S 61 degrees 01'08" E a distance of 483.06 feet** along the south line of Timothy J. Rohr and Evelyn F. Rohr (O.R. Vol. 231 Page 445) and along the centerline of said road to a point witnessed by a 5/8 inch rebar found S 02 degrees 07'39" E a distance of 30.00 feet;
4. **S 02 degrees 07'39" E a distance of 193.21 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 2.750 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 4606

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



Parcel Number: 1400153014



FILE DESCRIPTION
Holmes County Map Office
1/18/2022

2 of 2