



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 33.936 Acres

Being part the Lot 5 of the First Quarter, T-9 N, R-8 W, Monroe Township, Holmes County, Ohio, also known as part of the lands conveyed to Joan M. Miller in Deed Vol. 191 Page 158 and Deed Vol. 263 Page 167, PPN 1400317000.

Described as follows:

Commencing at a stone found marking the northwest corner of Lot 5, thence S 87 degrees 43'43"E a distance of 103.95 feet along the Lot Line to a 5/8 inch rebar found capped "Galbraith" being TRUE PLACE OF BEGINNING;

Thence with the following TWENTYFIVE (25) COURSES;

1. **S 87 degrees 43'43" E a distance of 1058.39 feet** along the Lot Line to an iron pin set;
2. **S 00 degrees 36'47" W a distance of 266.61 feet** through the lands of said Joan M. Miller to an iron pin set;
3. **S 21 degrees 33'15" E a distance of 231.38 feet** through the lands of said Joan M. Miller to an iron pin set;
4. **N 84 degrees 23'18" E a distance of 36.64 feet** through the lands of said Joan M. Miller to a 3/4 inch rod found;
5. **S 02 degrees 03'31" W a distance of 613.63 feet** along the west lines of Anthony Murphy and Shelbie Murphy (O.R. Vol. 264 Page 224) and Kevin N. Miller and Carol Wyatt-Miller (O.R. Vol. 264 Page 228) to a point in Township Road 266 witnessed by a 5/8 inch rebar found N 02 degrees 03'31" E a distance of 30.13 feet;
6. **N 85 degrees 30'40" W a distance of 58.06 feet** through the lands of said Joan M. Miller and along the centerline of said road to a 5/8 inch rebar found;

7. **N 86 degrees 26'13" W a distance of 378.33 feet** along the north line of Steven R. Miller and Sherry L. (Allison) Miller (Deed Vol. 276 Page 532 and O.R. Vol. 26 Page 721) to a point;
8. **S 07 degrees 02'25" W a distance of 568.24 feet** along the west line of said Steven R. Miller and Sherry L. (Allison) Miller to an iron pin set on the Lot Line passing over a 5/8 inch rebar found at a distance of 25.14 feet;
9. **N 87 degrees 50'20" W a distance of 786.73 feet** along the Lot Line to a 5/8 inch rebar found in said road marking the southwest corner of Lot 5 witnessed by an iron pin set S 87 degrees 50'20" E a distance of 12.12 feet;
10. **N 01 degrees 09'37" E a distance of 377.78 feet** along the Lot Line and the centerline of said road to a railroad spike found;
11. **N 17 degrees 32'02" E a distance of 72.45 feet** along the south line of Joshua N. Galbraith and Amanda R. Galbraith (O.R. Vol. 270 Page 4203) and along the centerline of said road to a railroad spike found;
12. **N 53 degrees 57'52" E a distance of 62.51 feet** along the south line of said Joshua N. Galbraith and Amanda R. Galbraith and along the centerline of said road to a railroad spike found;
13. **N 84 degrees 17'29" E a distance of 109.00 feet** along the south line of said Joshua N. Galbraith and Amanda R. Galbraith and along the centerline of said road to a railroad spike found;
14. **S 87 degrees 26'30" E a distance of 175.18 feet** along the south line of said Joshua N. Galbraith and Amanda R. Galbraith and along the centerline of said road to a railroad spike found;
15. **N 85 degrees 52'01" E a distance of 58.95 feet** along the south line of Betsy Joan Miller (O.R. Vol. 166 Page 76) and along the centerline of said road to a railroad spike found;
16. **N 63 degrees 33'47" E a distance of 105.50 feet** along the south line of said Betsy Joan Miller and along the centerline of said road to a railroad spike found;
17. **S 89 degrees 44'58" E a distance of 125.59 feet** along the south line of said Betsy Joan Miller and along the centerline of said road to a railroad spike found;
18. **N 31 degrees 21'28" W a distance of 319.75 feet** along the east line of said Betsy Joan Miller to a 5/8 inch rebar found capped "Baker" passing over a 5/8 inch rebar found capped "Baker" at a distance of 26.04 feet;

19. **S 37 degrees 28'34" W a distance of 132.21 feet** along the north line of said Betsy Joan Miller to a 5/8 inch rebar found capped "Baker";
20. **S 08 degrees 19'38" W a distance of 173.85 feet** along the west line of said Betsy Joan Miller to a 5/8 inch rebar found capped "Galbraith";
21. **N 10 degrees 10'56" W a distance of 337.02 feet** along the east line of said Joshua N. Galbraith and Amanda R. Galbraith to a 5/8 inch rebar found capped "Galbraith";
22. **N 15 degrees 06'33" W a distance of 413.89 feet** along the east line of said Joshua N. Galbraith and Amanda R. Galbraith to a 5/8 inch rebar found capped "Galbraith";
23. **N 03 degrees 59'13" E a distance of 132.71 feet** along the east line of said Joshua N. Galbraith and Amanda R. Galbraith to a 5/8 inch rebar found capped "Galbraith";
24. **N 48 degrees 07'22" W a distance of 83.41 feet** along the east line of said Joshua N. Galbraith and Amanda R. Galbraith to a 5/8 inch rebar found capped "Galbraith";
25. **N 03 degrees 55'44" W a distance of 187.34 feet** along the east line of said Joshua N. Galbraith and Amanda R. Galbraith to the TRUE PLACE OF BEGINNING.


This parcel contains 33.936 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.

For survey see: Plat Book Vol. 19 Page 4729

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. on Jan., 12 2022.



Parcel Number: 1400317006

FILE DESCRIPTION
Holmes County Map Office
6/30/2022

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