



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 6.198 Acres

Being part of Lot 33 of the Third Quarter, Monroe Township, T-9 N, R-8 W, Holmes County, Ohio, also known as part of the lands of Agri Soils, Ltd in O.R. Vol. 287 Page 5110, PPN 1400375001.

Described as follows:

Commencing at a tree found marking the northeast corner of Lot 33, thence **N 87 degrees 36'56" W a distance of 1428.00 feet** along the Lot line to a railroad spike found in C.R. 51, thence **S 01 degree 23'12" W a distance of 203.69 feet** along the east line of Daniel L. Stutzman and Mary Stutzman (O.R. Vol. 251 Page 4924) and along the centerline of said road to a point being TRUE PLACE OF BEGINNING.

Thence with the following **EIGHT (8) COURSES;**

1. **N 38 degrees 45'38" E a distance of 159.69 feet** through the lands of said Agri Soils, Ltd. to an iron pin set and passing over an iron pin set at a distance of 37.90 feet;
2. **S 87 degrees 36'56" E a distance of 250.54 feet** through the lands of said Agri Soils, Ltd. to an iron pin set;
3. **S 06 degrees 49'11" E a distance of 738.37 feet** through the lands of said Agri Soils, Ltd. to an iron pin set;
4. **N 87 degrees 36'03" W a distance of 390.58 feet** along the north line of Kevin J. Hronec (O.R. Vol. 197 Page 1194) to a railroad spike found in said road witnessed by a 5/8 inch rebar found **S 87 degrees 36'03" E a distance of 25.00 feet;**

5. **N 08 degrees 11'26" W a distance of 122.46 feet** along the east line of said Daniel L. Stutzman and Mary Stutzman and along the centerline of said road to a railroad spike found;
6. **N 04 degrees 53'10" W a distance of 137.23 feet** along the east line of said Daniel L. Stutzman and Mary Stutzman and along the centerline of said road to a railroad spike found;
7. **N 03 degrees 15'18" W a distance of 333.08 feet** along the east line of said Daniel L. Stutzman and Mary Stutzman and along the centerline of said road to a railroad spike found;
8. **N 01 degrees 23'12" E a distance of 12.21 feet** along the east line of said Daniel L. Stutzman and Mary Stutzman and along the centerline of said road to the TRUE PLACE OF BEGINNING.

This parcel contains 6.198 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 5232

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. 17, 2024.



Parcel Number: 1400375002



FILE DESCRIPTION

Holmes County Map Office
3/4/2024