



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

**Phone:** 330.231.0497

**Description: 6.760 Acres**

Being part of the Third Quarter, Lot 26 of Monroe Township, T-9 N, R-8 W, Holmes County, Ohio, also known as part of the lands of Sandstone Creek Properties LLC in O.R. Vol. 250 Page 2556 (PPN 1400410002).

Described as follows:

Commencing at a point marking the northwest corner of Lot 26 witnessed by a 5/8 inch rebar found capped "Baker" S 15 degrees 16'43" W 0.53 feet, thence S 00 degrees 52'55" E a distance of 715.17 feet along the west line of said Lot to a 5/8 inch rebar found being the TRUE PLACE OF BEGINNING.

Thence with the following **FIVE (5) COURSES**;

1. **N 50 degrees 02'18" E a distance of 298.57 feet** through the lands of said Sandstone Creek Properties LLC to a iron pin set;
2. **N 89 degrees 08'43" E a distance of 397.23 feet** through the lands of said Sandstone Creek Properties LLC to a point in the centerline of County Road 51 witnessed by an iron pin set S 89 degrees 08'43" W a distance of 18.35 feet;
3. **S 06 degrees 30'19" E a distance of 125.18 feet** along the west line of Cormac R. Irwin, Jody A. Irwin, Jack L. Irwin, Olive G. Irwin (O.R. Vol. 40 Page 380) and along the centerline of said road to a railroad spike found;
4. **S 37 degrees 10'52" E a distance of 155.50 feet** along the west line of said Cormac R. Irwin, Jody A. Irwin, Jack L. Irwin, Olive G. Irwin and along the centerline of said road to a railroad spike found;
5. **S 42 degrees 28'06" E a distance of 143.94 feet** along the west line of Thomas R. Eastep and Cherie R. Eastep (Deed Vol. 265 Page 450) and along the centerline of said road to a railroad spike found;

6. **S 21 degrees 55'51" E a distance of 88.48 feet** along the west line of said Thomas R. Eastep and Cherie R. Eastep and along the centerline of said road to a railroad spike found;
7. **S 89 degrees 34'00" W a distance of 860.67 feet** along the north line of Ralph H. Fortune and Carol M. Fortune (Deed Vol. 224 Page 430) to a point on the west line of said Lot 26 witnessed by a stone found N 89 degrees 34'00" E a distance of 2.21 feet and passing over a 5/8 inch rebar found capped "Baker" at a distance of 14.43 feet;
8. **N 00 degrees 52'55" W a distance of 245.36 feet** along the west line of said Lot to the TRUE PLACE OF BEGINNING.

This parcel contains 6.760 acres and is subject to all highways, easements, and restrictions of record.

Bearings from Plat Vol. 17 Page 245.

For survey see: Plat Book Vol. 19 Page 4474

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on June 15, 2021

  
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Parcel Number: 1400410006



**FILE DESCRIPTION**  
Holmes County Map Office  
8/16/2021

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