



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 7.839 Acres

Being part of Lot 32 of the First Quarter, Monroe Township, T-9 N, R-8 W, Holmes County, Ohio, also known as part of the lands of Bryan L. Eppley and Melinda J. Eppley in O.R. Vol. 199 Page 602 (PPN 1400420008).

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of lot 32, thence S 03 degrees 10'11" W a distance of 836.09 feet to a 5/8 inch rebar found being the TRUE PLACE OF BEGINNING.

Thence with the following **FOUR (4) COURSES**;

1. **S 87 degrees 44'49" E a distance of 791.84 feet** along the south line of Kathleen Walkerow (Deed Vol. 222 Page 878) to an iron pin set;
2. **S 03 degrees 10'11" W a distance of 431.24 feet** through the lands of said Bryan L. Eppley and Melinda J. Eppley to an iron pin set on the north line of Bryan L. Eppley and Melinda J. Eppley (O.R. Vol. 280 Page 5847);
3. **N 87 degrees 45'08" W a distance of 791.84 feet** along the north line of said Bryan L. Eppley and Melinda J. Eppley to a 5/8 inch rebar found on the west line of said lot 32;
4. **N 03 degrees 10'11" E a distance of 431.30 feet** along the west line of said lot to the TRUE PLACE OF BEGINNING.


This parcel contains 7.839 acres and is subject to all highways, easements, and restrictions of record.

To go to adjoiner.

Bearings from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83.

For survey see: Plat Book Vol. 2 Page 630

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on March 15, 2022.



Parcel Number: 1400420013



FILE DESCRIPTION
Holmes County Map Office
7/27/2022

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