



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 0.346 Acres

Being part of Lot 25 of the Third Quarter, Paint Township, T-10 N, R-4 W, Holmes County, Ohio also known as part of the lands of WB Woodlands LLC in O.R. Vol. 276 Page 3291 (PPN 1500153011).

Described as follows:

Commencing at a railroad spike found in County Road 186 on the Greenville Treaty Line marking the southeast corner of Fractional Section 3, T-14 N, R-11 W, thence S 81 degrees 14'48" W a distance of 637.01 feet along the Section line and Greenville Treaty Line to a point, thence S 13 degrees 38'29" E a distance of 613.51 feet along the west line of Ronald L. Scheufler and Priscilla Lynn Scheufler (O.R. Vol. 181 Page 2931) to a 5/8 inch rebar found capped "Baker" on the north line of Lot 25 of the Third Quarter and being the TRUE PLACE OF BEGINNING.

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

1. **S 87 degrees 48'54" E a distance of 258.19 feet** along the Lot Line to a point in U.S. 62 witnessed by an 5/8 inch rebar found capped "Baker" N 87 degrees 48'54" W a distance of 38.15 feet;
2. **S 20 degrees 46'31" W a distance of 52.75 feet** along the west line of Leroy R. Yoder and Naomi R. Yoder (O.R. Vol. 250 Page 6878) and along the centerline of said road to a point;
3. **N 87 degrees 48'54" W a distance of 293.34 feet** along the north line of Ferman R. Miller and Linda Miller (Deed Vol. 271 Page 218) to a 5/8 inch rebar found capped "Baker";
4. **N 02 degrees 11'06" E a distance of 50.00 feet** along the east line of said Ferman R. Miller and Linda Miller to a 5/8 inch rebar found capped "Baker" on the Lot Line;

5. S 87 degrees 48'54" E a distance of 51.97 feet along the Lot Line and through the lands of said WB Woodlands LLC to the TRUE PLACE OF BEGINNING;


This parcel contains 0.346 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 629

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on Dec. 13, 2021.



Parcel Number: 1500153018



FILE DESCRIPTION
Holmes County Map Office
7/7/2022

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