



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 3.313 Acres

Being part of the Fourth Quarter of Lot 30, Paint Township, T-10 N, R-5 W, Holmes County, Ohio, also known as part of the lands of Ivan C. Miller and Naomi Miller (O.R. Vol. 261 Page 5104) PPN 1500301000.

Described as follows:

Commencing at a 5/8 inch rebar found on the Walnut Creek Township line and marking the southwest corner of Lot 30, thence **N 01 degree 18'23" E a distance of 297.00 feet** along the Lot line and along the centerline of T.R. 423 to a point, thence **S 88 degrees 34'01" E a distance of 401.78 feet** along the north line and south line of Paul P. Miller, Jr. and Freida Miller (O.R. Vol. 241 Page 2957) to a 5/8 inch rebar found being the TRUE PLACE OF BEGINNING.

Thence with the following **SEVEN (7) COURSES;**

1. **N 31 degrees 00'19" W a distance of 422.51 feet** along the east line of David Lee Miller and Sandra Miller (O.R. Vol. 231 Page 3200) to a point in S.R. 62 witnessed by a 5/8 inch rebar found S 31 degrees 00'19" E at a distance of 31.72 feet;
2. **N 39 degrees 16'40" E a distance of 106.23 feet** along the centerline of said road and along the south line of said Paul P. Miller, Jr. and Freida Miller to a point witnessed by an iron pin set S 48 degrees 38'37" E at a distance of 30.00 feet;
3. **S 48 degrees 38'37" E a distance of 376.40 feet** through the lands of said Ivan C. Miller and Naomi Miller to an iron pin set;
4. **N 72 degrees 06'40" E a distance of 257.11 feet** through the lands of said Ivan C. Miller and Naomi Miller to an iron pin set;

5. **S 34 degrees 28'04" E a distance of 143.04 feet** through the lands of said Ivan C. Miller and Naomi Miller to an iron pin set;
6. **S 39 degrees 34'52" W a distance of 213.77 feet** through the lands of said Ivan C. Miller and Naomi Miller to an iron pin set;
7. **N 88 degrees 34'01" W a distance of 321.66 feet** along the north line of said Paul P. Miller, Jr. and Freida Miller to the TRUE PLACE OF BEGINNING.

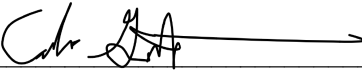
This parcel contains 3.313 acres and is subject to all highways, easements, and restrictions of record.

Bearings from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83 (2011).

All iron pins set are 5/8-inch rebars 30 inches long with a plastic identification cap marked "Galbraith 8703".

For survey see: Holmes County Plat Book Vol. 19 Page 5460

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 October 4, 2024.





Parcel Number: 1500301003

FILE DESCRIPTION
Holmes County Map Office
12/20/2024

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