



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: Paint Township Subdivision No. 3 ----- Lot 1

Being Lot 1 of Paint Township Subdivision No. 3 recorded in Plat Book 19
Page 4306 , of the Holmes County Plat Records.

Lot 1 contains 4.362 acres, but is subject to all easements of record.

Paint Township Subdivision No. 3 is situated in the southwest quarter of section 6, Paint Township, T-14 N, R-11 W, Holmes County, Ohio.

Note: Lot 1 is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

Note: Lot 1 has access by a 50 foot common access drive easement for the purpose of ingress and egress and general utilities and further described as follows;

Being part of the southwest quarter of section 6, Paint Township, T-14 N, R-11 W, Holmes County, Ohio, and being part of the lands of Marcus A. Miller, Emily S. Miller, Matthew L. Miller, Bryan E. Miller, and Brent J. Miller in O.R. Vol. 261 Page 5874, PPN 1500367004.

Described as follows:

Commencing at a stone found marking the northwest corner of the southwest quarter of section 6, thence S 87 degrees 03'08" E a distance of 191.00 feet along the quarter section line to a 5/8 inch rebar found in the centerline of Township Road 652, thence S 45 degrees 14'02"E a distance of 579.20 feet along the east lines of Merlin A. Yoder and Sara Etta Yoder (O.R Vol. 262 Page 4197), David M. Yoder and Karen A. Yoder (O.R. Vol. 249 Page 6572), and the centerline of said road to a 5/8 inch rebar found, thence S 26 degrees 44'03"E a distance of 65.69 feet along the east line of said David M. Yoder and Karen A. Yoder and the centerline of said road to a point being the TRUE PLACE OF BEGINNING;

Thence with the following THREE (3) COURSES along the centerline of said 50 foot common access drive easement;

1. **N 84 degrees 49'25" E a distance of 299.79 feet** through the lands of said Marcus A. Miller, Emily S. Miller, Matthew L. Miller, Bryan E. Miller, and Brent J. Miller to a point;
2. **S 78 degrees 03'15" E a distance of 482.80 feet** through the lands of said Marcus A. Miller, Emily S. Miller, Matthew L. Miller, Bryan E. Miller, and Brent J. Miller to a point;
3. **N 03 degrees 22'35" E a distance of 25.28 feet** through the lands of said Marcus A. Miller, Emily S. Miller, Matthew L. Miller, Bryan E. Miller, and Brent J. Miller to a point THERE ENDS.

For survey see: Plat Book Vol. 19 Page 4306

This survey and description prepared by Caleb Jerome Galbraith, P.S. 8703 May 6, 2020.



Parcel Number: 1500367006



FILE DESCRIPTION
Holmes County Map Office
2/17/2021

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