



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

**Phone:** 330.231.0497

**Description: Paint Township Subdivision No. 13 Lot 1**

Being Lot 1 of Paint Township Subdivision No. 13 recorded in Plat Book  
19 Page 5162, of the Holmes County Plat Records.

Lot 1 contains 2.495 acres.

Paint Township Subdivision No. 13 is situated in Lot 29 of the Fourth Quarter, Paint Township, T-10 N, R-5 W, Holmes County, Ohio.

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

Note: Lot 1 is subject to and has the right to use a 50 foot common access easement for the purpose of ingress and egress and general utilities and further described as follows;

Being part of Lot 29 of the Fourth Quarter, Paint Township, T-10 N, R-5 W, Holmes County, Ohio, also known as part of the lands of Raymond M. Miller and Laurie Miller in O.R. Vol. 210 Page 2210 (PPN 1500520001).

Further described as follows:

Commencing at a point marking the southwest corner of Lot 29, thence **S 88 degrees 41'01" E a distance of 2193.17 feet** along the Lot line and the Walnut Creek Township line to a point, thence **N 26 degrees 49'40" W a distance of 376.79 feet** along the east line of Reuben J. Schlabach and Loretta O. Schlabach (O.R. Vol. 273 Page 2385) to a point, thence **N 01 degrees 55'30" E a distance of 351.78 feet** along the west line of Winesburg Hardwood Lumber Company, LLC (O.R. Vol. 191 Page 2765 and O.R. Vol. 260 Page 42) to a 5/8 inch rebar found capped "Baker", thence **S 61 degrees 27'23" W a distance of 379.98 feet** along the north line of Lot 1 of the RJS Subdivision (Plat Vol. 19 Page 3125) of The Dwelling, LLC (O.R. Vol. 258 Page 5012) to a 5/8 inch rebar found, thence **N 55 degrees 51'34" W a distance of 601.02 feet** along the north line of said

Reuben J. Schlabach and Loretta O. Schlabach to a 5/8 inch rebar found capped "Baker", thence **with a curve turning to the left with a delta angle of 16 degrees 40'10"**, with **an arc length of 25.60 feet, with a radius of 88.00 feet, with a chord bearing of N 12 degrees 06 '24" W, and with a chord length of 25.51 feet** along the east line of The Holmes County Board of Commissioners (Deed Vol. 281 Page 489) and County Road 672 being the TRUE PLACE OF BEGINNING.

Thence with the following **TWO (2) COURSES** along the centerline of said easement;

1. **S 77 degrees 34'57" E a distance of 19.85 feet** through the lands said Raymond M. Miller and Laurie Miller to a point;
2. **S 55 degrees 51'34" E a distance of 214.63 feet** through the lands said Raymond M. Miller and Laurie Miller to a point on the east line of said Lot 1 of Paint Township Subdivision No. 13 and THERE ENDS.

This survey and description prepared by Caleb Jerome Galbraith, P.S. 8703 October 1, 2023.



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Parcel Number: 1500520022



**FILE DESCRIPTION**  
Holmes County Map Office  
12/11/2023

2 of 2