



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 0.877 Acres

Being part of the Village of Winesburg and part of Lot 37 of the Third Quarter, Paint Township, T-10 N, R-4 W, Holmes County, Ohio, also known as the lands of MLT Winesburg, LLC in O.R. Vol. 224 Page 2439 (PPN 1500836000, PPN 1500835000, PPN 1500899000)

Described as follows:

Commencing at a 5/8 inch rebar found marking the northwest corner of Lot 37, thence S 87 degrees 42'41" E a distance of 951.40 feet along the Lot line to a pipe found being the TRUE PLACE OF BEGINNING.

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

1. **S 87 degrees 52'40" E a distance of 292.59 feet** along the Lot line to a 5/8 inch rebar found marking the northwest corner of Out Lot 29 of said Village passing over a 5/8 inch rebar found capped "Baker" at a distance of 24.40 feet;
2. **S 41 degrees 37'29" E a distance of 129.92 feet** along the west line of said Out Lot and Board of Education, East Holmes Local School District (O.R. Vol. 174 Page 3412) to a point in the centerline of U.S. 62 (aka Millersburg St.) witnessed by an iron pin set N 41 degrees 37'29" W a distance of 30.05 feet;
3. **S 45 degrees 44'50" W a distance of 131.50 feet** along the centerline of said road to a point;
4. **S 50 degrees 20'44" W a distance of 6.36 feet** along the centerline of said road to a point;
5. **N 38 degrees 53'13" W a distance of 174.10 feet** along the east line of Mary A. Miller (O.R. Vol. 174 Page 3412) to an iron pin set passing over an iron pin set at a distance of 29.11 feet;

6. **S 48 degrees 37'04" W a distance of 107.20 feet** along the north line of said Mary A. Miller to a pipe found;
7. **N 32 degrees 51'44" W a distance of 165.63 feet** along the east line of Mischler Heritage LLC (O.R. Vol. 248 Page 2362) to the TRUE PLACE OF BEGINNING.

This parcel contains 0.877 acres and is subject to all highways, easements, and restrictions of record.

The above described parcel is also part of Lot 4 (S.R. 2-199) and Lot 8 of the Outlots in the Village of Winesburg, see note on plat.

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

For survey see: Plat Book Vol. 19 Page 4768

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

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



Parcel Number: 1500899002



FILE DESCRIPTION
Holmes County Map Office
8/18/2022

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