



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 5.031 Acres (B)

Being part of Northwest Quarter of Section 26, Prairie Township, T-14 N, R-13 W, Holmes County, Ohio, also known as part of the lands of John P. Miller and Susie Miller in Deed Vol. 278 Page 599. (PPN 1700021001)

Described as follows:

Commencing at a pipe found marking the southwest corner of the northwest quarter of section 26, thence **N 89 degrees 38'53" E a distance of 1311.31 feet** along the quarter section line and the centerline of Township Road 562 to a railroad spike found marking the intersection of said road and Township Road 563, thence **N 00 degrees 09'49" W a distance of 912.33 feet** along the east line of Ronald L. Miller and Sharyl J. Miller (Deed Vol. 257 Page 71), Hidden Nook Woodworking, Ltd. (O.R. Vol. 281 Page 3506), and Leroy J. Miller and Martha Sue Miller (O.R. Vol. 278. Page 6738) and the centerline of said road to a point witnessed by an iron pin set **S 88 degrees 56'03" E a distance of 24.70 feet** being the TRUE PLACE OF BEGINNING.

Thence with the following **FOUR (4) COURSES;**

1. **N 00 degrees 09'49" W a distance of 469.99 feet** along the east line of said Leroy J. Miller and Martha Sue Miller and along the centerline of said road to a point;
2. **S 88 degrees 56'04" E a distance of 399.21 feet** along the south line of Northview Allotment Lots 3 and 4 (Plat Vol. 2 Page 190) of Melvin J. Miller (O.R. Vol. 56 page 72 and O.R. Vol. 262 Page 482) to an iron pipe found passing over a pipe found at a distance of 30.00 feet;
3. **S 16 degrees 01'46" E a distance of 491.60 feet** through the lands of said John P. Miller and Susie Miller to an iron pin set;
4. **N 88 degrees 56'03" W a distance of 533.64 feet** through the lands of said John P. Miller and Susie Miller to the TRUE PLACE OF BEGINNING.

This parcel contains 5.031 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.

For survey see: Plat Book Vol. 19 Page 4837

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 August 23, 2022.



Parcel Number: 1700021014



FILE DESCRIPTION
Holmes County Map Office
10/21/2022

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