

Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 1.367 Acres

Being part of the Northwest Quarter of Fractional Section 14 of Prairie Township, T-13 N, R-13 W, Holmes County, Ohio, also known as part of the lands of Ruth Marie Miller conveyed in O.R. Vol. 43 Page 856 and O.R. Vol. 161 Page 461 (PPN 1700222000) and part of the lands of Nathan C. Miller and Miriam E. Miller in O.R. Vol. 275 Page 7398 (PPN 1700425000).

Described as follows:

Commencing at a point marking the southwest corner of the northwest quarter of fractional section 14, thence **N 81 degrees 19'37" E a distance of 377.52 feet** along the quarter section line and Greenville Treaty line to a 1/2 inch pipe found in State Route 83, thence **N 16 degrees 43'42" E a distance of 12.54 feet** along the east line of Board of Commissioners of the Holmes County Park District (O.R. Vol. 254 Page 2934) and in said road to a 1/2 inch pipe found, thence **N 07 degrees 23'18" W a distance of 189.49 feet** along the east line of said Board of Commissioners of the Holmes County Park District and in said road to a point witnessed by an iron pin set **N 83 degrees 21'39" E a distance of 38.44 feet** being the TRUE PLACE OF BEGINNING.

Thence with the following **NINE (9) COURSES;**

1. **N 07 degrees 23'18" W a distance of 50.00 feet** along the east line of said Board of Commissioners of the Holmes County Park District and along the centerline of said road to a point;
2. **N 83 degrees 21'39" E a distance of 128.85 feet** through the lands of said Ruth Marie Miller to an iron pin set passing over an iron pin set at a distance of 24.91 feet;
3. **N 14 degrees 15'23" E a distance of 129.25 feet** through the lands of said Ruth Marie Miller to an iron pin set;

4. **N 23 degrees 51'06" E a distance of 129.81 feet** through the lands of said Ruth Marie Miller to an iron pin set;
5. **N 83 degrees 05'44" E a distance of 104.83 feet** along the south line of Edward Braun and Jenna Marie Braun (O.R. Vol. 264 Page 592) to a 5/8 inch rebar found;
6. **S 22 degrees 02'19" E a distance of 206.23 feet** through the lands of said Nathan C. Miller and Miriam E. Miller to an iron pin set;
7. **S 38 degrees 39'30" W a distance of 72.72 feet** through the lands of said Nathan C. Miller and Miriam E. Miller to an iron pin set;
8. **S 74 degrees 37'02" W a distance of 217.85 feet** through the lands of said Nathan C. Miller and Miriam E. Miller to an iron pin set;
9. **S 83 degrees 21'39" W a distance of 132.75 feet** through the lands of said Nathan C. Miller and Miriam E. Miller to the TRUE PLACE OF BEGINNING.

This parcel contains 1.367 acres and is subject to all highways, easements, and restrictions of record.

Also, granting a 50 foot secondary access easement for the purpose of ingress and egress described as follows;

Being part of the Northwest Quarter of Fractional Section 14 of Prairie Township, T-13 N, R-13 W, Holmes County, Ohio, also known as part of the lands of Ruth Marie Miller conveyed in O.R. Vol. 43 Page 856 and O.R. Vol. 161 Page 461 (PPN 1700222000) and part of the lands of Nathan C. Miller and Miriam E. Miller in O.R. Vol. 275 Page 7398 (PPN 1700425000).

Further described as follows;

Commencing at a point marking the southwest corner of the northwest quarter of fractional section 14, thence **N 81 degrees 19'37" E a distance of 377.52 feet** along the quarter section line and Greenville Treaty line to a 1/2 inch pipe found in State Route 83, thence **N 16 degrees 43'42" E a distance of 12.54 feet** along the east line of Board of Commissioners of the Holmes County Park District (O.R. Vol. 254 Page 2934) and in said road to a 1/2 inch pipe found, thence **N 07 degrees 23'18" W a distance of 214.49 feet** along the east line of said Board of Commissioners of the Holmes County Park District and in said road to a point being the TRUE PLACE OF BEGINNING.


Thence with the following **THREE (3) COURSES** along the centerline of said easement;

1. **N 83 degrees 21'39" E a distance of 131.16 feet** through the lands of said Nathan C. Miller and Miriam E. Miller to a point;
2. **N 74 degrees 37'02" E a distance of 53.39 feet** through the lands of said Nathan C. Miller and Miriam E. Miller to point;
3. **S 15 degrees 35'28" E a distance of 25.00 feet** through the lands of said Nathan C. Miller and Miriam E. Miller to a point **THERE ENDS.**

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

For survey see: Plat Book Vol. 19 Page 4377

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on Feb. 18, 2021



Parcel Number: 1700222002



FILE DESCRIPTION
Holmes County Map Office
4/29/2021

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