



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 2.246 Acres

Being part of the Northwest Quarter of Section 4, Prairie Township, T-13 N, R-13 W, Holmes County, Ohio, also known as the lands of Jeff Reidenbach and Melissa Reidenbach in Deed Vol. 258 Page 396 (PPN 1700380000) and Deed Vol. 246 Page 274 (PPN 170038001) and part of the lands of Jeff R. Reidenbach in O.R. Vol. 174 Page 1482 (PPN 1700284000).

Described as follows:

Commencing at a 5/8 inch rebar found marking the northeast corner of the northwest quarter of section 4, thence S 00 degrees 23'47"W a distance of 1332.08 feet along the quarter section line to a stone found, thence S 89 degrees 30'54"W a distance 1071.31 feet along the south line of Conrad D. and Lois A. Miller (Deed Vol. 269 Page 86) to a 5/8 inch rebar found in the centerline of Township Road 560 being the TRUE PLACE OF BEGINNING;

Thence with the following SEVEN (7) COURSES;

1. **S 89 degrees 30'54" W a distance of 383.00 feet** along the north line of Charles F. and Virginia F. Donley (Deed Vol. 239 Page 789) to a 5/8 inch rebar found passing over a 1/2 inch pipe found at a distance of 35.00 feet;
2. **N 32 degrees 23'06" W a distance of 270.30 feet** along the east line of said Jeff Reidenbach (O.R. Vol. 174 Page 1482) to an iron pin set;
3. **N 89 degrees 30'54" E a distance of 253.74 feet** along the south line of said Jeff Reidenbach to an iron pin set;
4. **N 10 degrees 38'29" E a distance of 96.03 feet** through the lands of said Jeff Reidenbach to an iron pin set;

5. **N 32 degrees 36'37" E a distance of 53.41 feet** through the lands of said Jeff Reidenbach to a point in the centerline of said road witnessed by an iron pin set S 32 degrees 36'37" W a distance of 17.16 feet;
6. **S 30 degrees 53'40" E a distance of 161.14 feet** along the west line of said Conrad D. and Lois A. Miller and along said road to a point;
7. **S 32 degrees 23'06" E a distance of 270.30 feet** along the west line of said Conrad D. and Lois A. Miller and along said road to the TRUE PLACE OF BEGINNING.

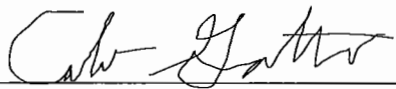
This parcel contains 2.246 acres and is subject to all highways, easements, and restrictions of record.

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

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

For survey see: Plat Book Vol. 19 Page 4065

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on Feb. 17, 2020.



Parcel Number: 1700380002



FILE DESCRIPTION

Holmes County Map Office

5/21/2020