



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 5.866 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 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 being the TRUE PLACE OF BEGINNING.

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

1. **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 along said road to a 1/2 inch pipe found;
2. **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 along said road to a point;
3. **N 83 degrees 21'39" E a distance of 132.75 feet** through the lands of said Nathan C. Miller and Miriam E. Miller to an iron pin set passing over an iron pin set at a distance of 38.44 feet;
4. **N 74 degrees 37'02" E a distance of 217.85 feet** through the lands of said Nathan C. Miller and Miriam E. Miller to an iron pin set;
5. **N 38 degrees 39'30" E a distance of 72.72 feet** through the lands of said Nathan C. Miller and Miriam E. Miller to an iron pin set;

6. **N 22 degrees 02'19" W a distance of 206.23 feet** through the lands of said Nathan C. Miller and Miriam E. Miller to an iron pin set;
7. **N 83 degrees 05'44" E a distance of 437.86 feet** along the south line of Edward Braun and Jenna Marie Braun (O.R. Vol. 264 Page 592) to a 3/4 inch pinched top pipe found;
8. **S 00 degrees 22'01" E a distance of 462.79 feet** along the west line of Marvin D. Weaver and Naomi A. Weaver (O.R. Vol. 253 Page 3380) to a 5/8 inch rebar found capped "Baker" on the quarter section line and the Greenville Treaty line;
9. **S 81 degrees 19'37" W a distance of 735.24 feet** along the quarter section line and the Greenville Treaty line to the TRUE PLACE OF BEGINNING.

This parcel contains 5.866 acres and is subject to all highways, easements, and restrictions of record.

Also, having access through 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: 1700425003



FILE DESCRIPTION
Holmes County Map Office
4/29/2021

3 of 3