



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 104.219 Acres

Being part of the northwest quarter of section 22 and the southwest quarter of section 19, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as the lands conveyed to Edward E. Miller and Sara Sue Miller in Deed Vol. 233 Page 182, (PPN 2600257000), (PPN 2600254000), and (PPN 2600255000) and in O.R. Vol. 255 Page 7338 (PPN 2601441001).

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of the northwest quarter of section 22, thence N 88 degrees 35'16"W a distance of 209.95 feet along the quarter section line to a point witnessed by a 5/8 inch rebar found S 01 degrees 34'40"W a distance of 0.97 feet being the TRUE PLACE OF BEGINNING;

Thence with the following TWENTY FOUR (24) COURSES:

1. **N 88 degrees 35'16" W a distance of 1408.64 feet** along the quarter section line to a stone found;
2. **N 01 degrees 28'28" E a distance of 1529.76 feet** along the east lines of Leroy Y. Miller and Sara Miller (O.R. Vol. 66 Page 931) and Wayne E. Miller and Ada A. Miller (O.R. Vol. 180 Page 925) to a railroad spike found in County Road 135 witnessed by a 5/8 inch rebar found capped "Baker" S 01 degrees 28'28" W a distance of 21.92 feet;
3. **N 43 degrees 13'05" W a distance of 330.00 feet** along the east line of Marvin E. Miller and Betty Miller (O.R. Vol. 188 Page 2207) to a 5/8 inch rebar found capped "Baker" and passing over a 5/8 inch rebar found capped "Baker" at a distance of 28.95 feet;
4. **N 00 degrees 58'49" W a distance of 932.82 feet** along the east line of said Marvin E. Miller and Betty Miller to a 5/8 inch rebar found on the section line;

5. **S 89 degrees 18'38" E a distance of 649.44 feet** along the section line to a point witnessed by a 5/8 inch rebar found N 89 degrees 18'38" W a distance of 0.85 feet;
6. **N 01 degrees 19'20" E a distance of 1510.65 feet** along east line of said Marvin E. Miller and Betty Miller and passing into the southwest quarter of section 19 to a 3/4 inch pipe found;
7. **S 88 degrees 23'48" E a distance of 398.16 feet** along the south line of Glenn W. Coblentz and Elsie Coblentz (Deed Vol. 199 Page 113) to a 3/4 inch pipe found;
8. **S 40 degrees 09'26" E a distance of 271.02 feet** along the west line of Jacob N. Fox and Andreina N. Fox (O.R. Vol. 266 Page 15) of the Miller Road Subdivision Replat No. 1 (Plat Vol. 2 Page 572) Lot 4 to pinched pipe found;
9. **S 01 degrees 31'17" E a distance of 642.24 feet** along the west line of said Jacob N. Fox and Andreina N. Fox, Lot 4 of said Subdivision and Andrew Miller, Jr. and Mary Miller (O.R. Vol. 266 Page 12) of said Subdivision, Lot 3 to a 5/8 inch rebar found;
10. **S 40 degrees 03'20" W a distance of 118.35 feet** along the west line of said Andrew Miller, Jr. and Mary Miller of said Subdivision, Lot 3 to a 5/8 inch rebar found capped "Baker";
11. **S 05 degrees 04'13" E a distance of 246.10 feet** along the west line of said Andrew Miller, Jr. and Mary Miller of said Subdivision, Lot 3 to a 5/8 inch rebar found;
12. **S 38 degrees 54'29" E a distance of 104.26 feet** along the west line of said Andrew Miller, Jr. and Mary Miller of said Subdivision, Lot 3 to a 5/8 inch rebar found capped "Baker";
13. **S 01 degrees 31'17" E a distance of 240.92 feet** along the west line of said Andrew Miller, Jr. and Mary Miller of said Subdivision, Lot 3 to a 5/8 inch rebar found capped "Baker" on the section line;
14. **S 89 degrees 18'38" E a distance of 152.73 feet** along the section line to a 5/8 inch rebar found capped "Baker";

15. **S 03 degrees 49'20" W a distance of 304.79 feet** along the west line of Myron Y. Miller and Marie Miller (Deed Vol. 260 Page 2059) and passing into the northwest quarter of section 22 to a 5/8 inch rebar found capped "Baker";
16. **S 82 degrees 40'36" W a distance of 474.59 feet** along the north line of Myron Y. Miller and Marie Miller (O.R. Vol. 66 Page 679) and Myron Y. Miller and Marie D. Miller (O.R. Vol. 180 Page 123) to a pinched pipe found;
17. **S 03 degrees 21'51" E a distance of 270.97 feet** along the west line of said Myron Y. Miller and Marie D. Miller to a pinched pipe found;
18. **S 31 degrees 15'56" E a distance of 38.15 feet** along the west line of said Myron Y. Miller and Marie D. Miller to a 5/8 inch rebar found capped "Baker";
19. **S 03 degrees 19'51" W a distance of 54.47 feet** along the west line of said Myron Y. Miller and Marie D. Miller to a 5/8 inch rebar found capped "Baker";
20. **N 88 degrees 15'41" W a distance of 30.84 feet** along the north line of said Myron Y. Miller and Marie D. Miller to a 5/8 inch rebar found;
21. **S 01 degrees 37'08" W a distance of 146.82 feet** along the west line of said Myron Y. Miller and Marie D. Miller to a railroad spike found in said road witnessed by a 5/8 inch rebar found capped "Baker" N 01 degrees 37'08" E a distance of 40.11 feet;
22. **N 80 degrees 10'10" E a distance of 599.54 feet** along the south line of said Myron Y. Miller and Marie D. Miller and along the centerline of said road to a 3/4 inch pipe found;
23. **N 79 degrees 32'07" E a distance of 125.80 feet** along the south lines of said Myron Y. Miller and Marie D. Miller, said Andrew Miller, Jr. and Mary Miller of said Subdivision, Lot 3, Mark Allen Miller and Geneva Faith Miller (O.R. vol. 253 Page 4171), and along the centerline of said road to a point witnessed by a 5/8 inch rebar found capped "Baker" S 01 degrees 34'40" W a distance of 14.47 feet;
24. **S 01 degrees 34'40" W a distance of 1977.80 feet** along the west lines of David Miller and Mary Sue Miller (O.R. Vol. 238 Page 1003), Robert J. Yoder, trustee and Adah Yoder, trustee (O.R. Vol. 148 Page 379 and O.R. Vol. 29 Page 382), and Arlen Dean Beachy and Marie J. Beachy (O.R. Vol. 274 Page 6768) of the

Spring Valley Subdivision First Addition (Plat Vol. 2 Page 520) Lot 3 to the TRUE PLACE OF BEGINNING.

This parcel contains 104.219 acres, but subject to all highways, easements, and restrictions of record. Containing 84.242 acres in the in the northwest quarter of section 22 and 19.977 acres in southwest quarter of section 19.

All iron pins set are 5/8 inch rebars with plastic identification "Galbraith 8703"

Basis of Bearings form Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83

See Holmes County Plat Book 19 Page 4427 for survey.

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on April 16, 2021.



Parcel Number: 2600254003



FILE DESCRIPTION
Holmes County Map Office
6/22/2021

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