



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 3.179 Acres

Being part of the Southeast Quarter, Section 25, Walnut Creek Township, T-9 N, R-4 W, Holmes County, Ohio, also known as part of the lands conveyed to Orin J. Mast and Anna Lisa Mast O.R. Vol. 247 Page 4916 and Lamar W. Miller and Emily S. Miller O.R. Vol. 269 Page 4341 PPN 2600037007, PPN 2600419000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of the southeast quarter of section 25, thence N 01degrees 12'44"E a distance of 1310.14 feet along the section line to a 5/8 inch rebar found, thence N 89 degrees 09'08" W a distance of 1111.13 feet along the north lines of David Richard Warther II (O.R. Vol. 202 Page 556) and Marion L. and Ruth Ann Miller, co-trustees (O.R. Vol. 210 Page 960) to a 5/8 inch rebar found capped "Baker" being the TRUE PLACE OF BEGINNING;

Thence with the following TEN (10) COURSES;

1. **S 00 degrees51'02" W a distance of 84.48 feet** along the west line of said Marion L. and Ruth Ann Miller to an iron pin set;
2. **N 53 degrees27'47" W a distance of 144.81 feet** through the lands of said Orin J. Mast and Anna Lisa Mast to an iron pin set;
3. **N 44 degrees45'53" W a distance of 112.89 feet** through the lands of said Lamar W. Miller and Emily S. Miller to a railroad spike set in the centerline of Township Road 420 witnessed by an iron pin set S 44 degrees 45'53" E a distance of 24.36 feet;
4. **S 70 degrees48'28" W a distance of 55.43 feet** through the lands of said Lamar W. Miller and Emily S. Miller and along the centerline of said road to a railroad spike set;

5. **S 44 degrees45'53" E a distance of 85.74 feet** through the lands of said Lamar W. Miller and Emily S. Miller passing through an iron pin set at a distance of 24.24 feet;
6. **N 89 degrees09'08" W a distance of 364.79 feet** along the north line of said Orin J. Mast and Anna Lisa Mast to a 5/8 inch rebar found;
7. **N 01 degrees23'09" E a distance of 214.41 feet** along the east line of Tim L. Mast (O.R. Vol. 266 Page 2042) to 5/8 inch rebar found passing through a railroad spike found at a distance of 4.15 feet;
8. **N 74 degrees13'17" E a distance of 440.65 feet** along the south line of Charles T. and Jessica L. Miller (O.R. Vol. 184 Page 2550) to a 5/8 inch rebar found;
9. **S 19 degrees09'06" E a distance of 362.33 feet** along the west line of said Charles T. and Jessica L. Miller and Marion L. and Ruth Ann Miller (O.R. Vol. 210 Page 960) to a 5/8 inch rebar found;
10. **S 89 degrees09'08" E a distance of 5.73 feet** along the south line of said Marion L. and Ruth Ann Miller to the TRUE PLACE OF BEGINNING.

This parcel contains 3.179 acres and is subject to all highways, easements, and restrictions of record.

Bearings from Plat Vol. 19 Page 3575

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 4108

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on November 29, 2019.



Parcel Number: 2600419002

<p>FILE DESCRIPTION Holmes County Map Office 7/2/2020</p>

<p>2 of 2</p>

