

Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: **0.643 Acres**

Being part of the Southeast Quarter of Section 13, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands of David D. Miller Jr. and Mary Ann Miller in Deed Vol. 187 Page 370 and Deed Vol. 238 Page 375 (PPN 2600467000).

Described as follows:

Commencing at a 5/8 inch rebar found capped "Baker" marking the southwest corner of the southeast quarter of section 13, thence S 88 degrees 18'23" E a distance of 213.04 feet along the section line to a railroad spike found in the centerline of Township Road 401 being the TRUE PLACE OF BEGINNING.

Thence with the following **SIX (6) COURSES**;

1. **N 02 degrees 02'00" E a distance of 179.79 feet** along the east line of Steven R. Miller and Wilma Miller to a 5/8 inch rebar found and passing over a 5/8 inch rebar found at a distance of 30.05 feet;
2. **S 88 degrees 18'56" E a distance of 174.20 feet** along the south line of David D. Miller Jr. and Mary Ann Miller in Deed Vol. 208 Page 340 and Deed Vol. 238 Page 375 to an iron pin set;
3. **S 03 degrees 00'57" W a distance of 63.02 feet** through the lands of said of David D. Miller Jr. and Mary Ann Miller to a drill hole set ;
4. **S 37 degrees 33'42" W a distance of 35.65 feet** through the lands of said of David D. Miller Jr. and Mary Ann Miller to a mag nail set;
5. **S 17 degrees 21'17" W a distance of 91.31 feet** through the lands of said of David D. Miller Jr. and Mary Ann Miller to a mag nail set in said road and on the section line;

6. N 88 degrees 18'23" W a distance of 128.27 feet along the section line and said road to the TRUE PLACE OF BEGINNING.

This parcel contains 0.643 acres and is subject to all highways, easements, and restrictions of record.

Also, subject to a 50 foot easement recorded in Plat Vol. 19 Page 4317.

Also, the Grantors grant unto the grantee their heirs and assigns a secondary access easement for the purpose of ingress and egress further described as follows;

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Described as follows:

Commencing at a 5/8 inch rebar found marking the southwest corner of the southeast quarter of section 13, thence S 88 degrees 18'23" E a distance of 314.31 feet along the section line to a mag nail set in Township Road 401, thence N 17 degrees 21'17" E a distance of 50.87 feet through the lands of said David D. Miller Jr. and Mary Ann Miller to a point being the TRUE PLACE OF BEGINNING.

Thence with the following **FOUR (4) COURSES**;

1. **N 17 degrees 21'17" E a distance of 40.44 feet** through the lands of said David D. Miller Jr. and Mary Ann Miller to a mag nail set;
2. **N 37 degrees 33'42" E a distance of 35.65 feet** through the lands of said David D. Miller Jr. and Mary Ann Miller to drill hole set;
3. **S 03 degrees 00'57" W a distance of 23.78 feet** through the lands of said David D. Miller Jr. and Mary Ann Miller to a point;
4. **S 37 degrees 02'57" W a distance of 54.02 feet** through the lands of said David D. Miller Jr. and Mary Ann Miller to a point being the TRUE PLACE OF BEGINNING.

The area of the above described easement contains 0.014 acres.

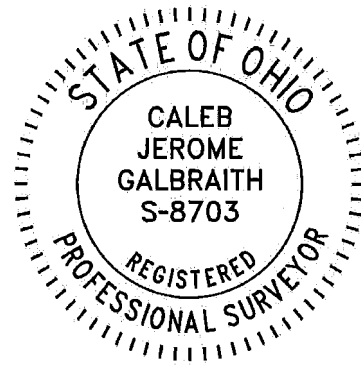
Bearings from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83.

For survey see: Plat Book Vol. 19 Page 4376

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on Feb. 26, 2021



Parcel Number: 2600467001



FILE DESCRIPTION
Holmes County Map Office
4/26/2021

3 of 3