



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 1.100 Acres

Being part of the Southwest Quarter of Section 22, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands conveyed to Paul V. Stutzman in Deed Vol. 207 Page 749 and O.R. Vol. 250 Page 2487, (PPN 2600849000).

Described as follows:

Commencing at a 5/8 inch rebar found marking the southwest corner of the southwest quarter of Section 22, thence **S 88 degrees 51'48" E a distance of 722.02 feet** along the Clark Township line, Section line, and along T.R. 157 to a point being the TRUE PLACE OF BEGINNING;

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

1. **N 00 degrees 12'20" E a distance of 188.56 feet** through the lands of said Paul V. Stutzman to an iron pin set and passing over an iron pin set at a distance of 33.00 feet;
2. **S 88 degrees 51'48" E a distance of 254.15 feet** through the lands of said Paul V. Stutzman to an iron pin set;
3. **S 00 degrees 12'20" W a distance of 188.56 feet** along the west line of TES Properties, LLC (O.R. Vol. 169 Page 3034) to a point in said road and on the Clark Township line and Section line witnessed by a 3/4 inch rebar found N 00 degrees 12'20" E a distance of 34.36 feet;
4. **N 88 degrees 51'48" W a distance of 254.15 feet** along the said Township line, Section line, and along said road to the TRUE PLACE OF BEGINNING.

This parcel contains 1.100 acres, but subject to all highways, easements, and restrictions of record.

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 (2011).

For survey see: Holmes County Plat Book Vol. 19 Page 5300

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 March 14, 2024.

Parcel Number: 2600849001

FILE DESCRIPTION
Holmes County Map Office
6/17/2024

