



**Address:** 5434 TR 377, Millersburg, OH 44654

**Phone:** 330.231.0497

**Description: 3.329 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 520.00 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 **SIX (6) COURSES:**

1. **N 03 degrees 33'11" E a distance of 470.67 feet** along the east line of Deland Holdings, LLC (O.R. Vol. 279 Page 4332) to a 5/8 inch rebar found and passing over an iron pin set at a distance of 26.82 feet;
2. **S 79 degrees 32'35" E a distance of 435.58 feet** along the south line of TES Properties, LLC (O.R. Vol. 169 Page 3034) to an iron pin set;
3. **S 00 degrees 12'20" W a distance of 211.20 feet** along the west line of said TES Properties, LLC to an iron pin set;
4. **N 88 degrees 51'48" W a distance of 254.15 feet** through the lands of said Paul V. Stutzman to an iron pin set;
5. **S 00 degrees 12'20" W a distance of 188.56 feet** through the lands of said Paul V. Stutzman to a point in said road and on the Township line and Section line witnessed by an iron pin set **N 00 degrees 12'20" E a distance of 33.00 feet**;
6. **N 88 degrees 51'48" W a distance of 202.02 feet** along the Township line, Section line, and along said road to the TRUE PLACE OF BEGINNING.

This parcel contains 3.329 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: 2600849002

**FILE DESCRIPTION**

Holmes County Map Office  
6/17/2024