



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

**Phone:** 330.231.0497

**Description: Walnut Creek Township Subdivision No. 1 First Addition      Lot 3**

Being Lot 3 of Walnut Creek Township Subdivision No. 1 First Addition recorded in Plat Book 19 Page 5407, of the Holmes County Plat Records.

Lot 3 contains 4.000 acres in the southwest quarter of section 17.

Walnut Creek Township Subdivision No. 1 First Addition is situated in the Southwest Quarter of Section 17 and the Southeast Quarter of Section 16, Walnut Creek Township, T-9 N, R-4 W, Holmes County, Ohio.

Note: Lot 3 is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

Note: Lot 3 has access by a 50 foot common access easement for ingress, egress and general utilities described as follows,

Being part of the Southwest Quarter of Section 17 and the Southeast Quarter of Section 16, Walnut Creek Township, T-9 N, R-4 W, Holmes County, Ohio, also known as part of the lands of Steven F. Miller and Christina Ruth Miller in O.R. Vol. 120 page 429, PPN 2600504000, and part of the lands of Dwayne A. Troyer and Mary Ellen Troyer in O.R. Vol. 209 Page 697, PPN 2600865000.

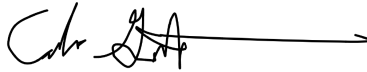
Further Described as follows:

Commencing at a stone found marking the northeast corner of the southeast quarter of section 16, thence **S 01 degree 15'06" W a distance of 617.70 feet** along the section line to a 5/8 inch rebar found capped "Baker", thence **S 82 degrees 32'22" W a distance of 165.00 feet** along County Road 144 to a railroad spike found, thence **S 54 degrees 49'28" W a distance of 190.57 feet** along said road to a point being the TRUE PLACE OF BEGINNING;

Thence with the following **THREE (3) COURSES** along the centerline of said 50 foot easement;

1. **S 23 degrees 04'17" E a distance of 689.02 feet** through the lands of said Steven F. Miller and Christina Ruth Miller to a point;
2. **S 56 degrees 51'52" E a distance of 97.90 feet** through the lands of said Steven F. Miller and Christina Ruth Miller and said Dwayne A. Troyer and Mary Ellen Troyer passing into the southwest quarter of section 17 to a point;
3. **S 29 degrees 15'16" E a distance of 213.18 feet** through the lands of said Dwayne A. Troyer and Mary Ellen Troyer to a point and **THERE ENDS.**

This survey and description prepared by Caleb Jerome Galbraith, P.S. 8703 May 21, 2024.



PPN: 2600865006



**FILE DESCRIPTION**

Holmes County Map Office  
10/18/2024

2 of 2