



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 0.060 Acres

Being part of Lot 12 of the First Quarter, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio also known as part of the lands conveyed to Jason Coblentz and Mary Coblentz in O.R. Vol. 135 Page 651, (PPN 2600998005).

Described as follows:

Commencing at a stone found marking the northwest corner of Lot 12, thence S 00 degrees 32'48" E a distance of 423.87 feet along the lot line to a 5/8 inch rebar found capped "Baker", thence S 83 degrees 10'48" E a distance of 209.36 feet along the south line of Mark E. Miller and Martha S. Miller (O.R. Vol. 127 Page 566) to a 5/8 inch rebar found capped "Baker", thence S 16 degrees 27'32" E a distance of 694.44 feet along the east line of John Michael Wengerd and Caitlin C. Wengerd (O.R. Vol. 272 Page 1233) to a point being the TRUE PLACE OF BEGINNING;

Thence with the following FOUR (4) COURSES;

1. **S 54 degrees 34'33" E a distance of 38.39 feet** through the lands of said Jason Coblentz and Mary Coblentz to an iron pin set;
2. **S 40 degrees 21'07" E a distance of 69.88 feet** through the lands of said Jason Coblentz and Mary Coblentz to a point in the centerline of County Road 168 witnessed by an iron pin set N 40 degrees 21'07" W a distance of 35.50 feet;
3. **S 80 degrees 44'57" W a distance of 52.42 feet** along the north line of Amos M. Chupp and Angela Mae Chupp (O.R. Vol. 97 Page 440) and along said road to a point;
4. **N 16 degrees 27'32" W a distance of 87.52 feet** along the east line of said John Michael Wengerd and Caitlin C. Wengerd passing over a 5/8 inch rebar found at a distance of 27.27 feet to the TRUE PLACE OF BEGINNING.

This parcel contains 0.060 acres and is subject to all highways, easements, and restrictions of record.

To go to adjoiner.

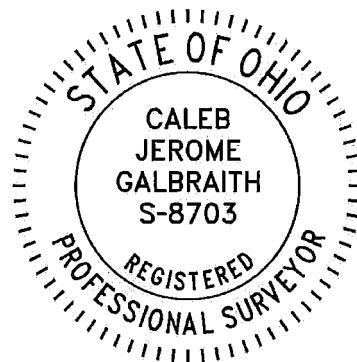
Bearings from Plat Vol. 18 Page 499

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 4143

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on June 10, 2020.





Parcel Number: 2600998007

FILE DESCRIPTION
Holmes County Map Office
8/17/2020

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