



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 5.000 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) and part of the lands of John Michael Wengerd and Caitlin C. Wengerd, (PPN 2600998004)

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 291.90 feet along the south line of Mark E. Miller and Martha S. Miller (O.R. Vol. 127 Page 566) to an iron pin set being TRUE PLACE OF BEGINNING;

Thence with the following NINE (9) COURSES;

1. **S 83 degrees 10'48" E a distance of 284.38 feet** along the south line of said Mark E. Miller and Martha S. Miller to a 5/8 inch rebar found;
2. **S 02 degrees 03'39" E a distance of 366.79 feet** along the west line of Benny J. Troyer and Ina Sue Troyer (O.R. Vol. 257 Page 3434) to a 5/8 inch rebar found capped "Baker";
3. **S 45 degrees 31'21" E a distance of 239.84 feet** along west line of said Benny J. Troyer and Ina Sue Troyer to a point in the centerline of said County Road 168 witnessed by a 1/2 inch pipe found N 45 degrees 31'21" W a distance of 35.09 feet;
4. **S 38 degrees 18'06" W a distance of 173.26 feet** along the north line of Lot 1 of Gobblers Knob Subdivision (P.V. 18 Page 349) of David F. Hostettler and Lois A. Hostettler (Deed Vol. 122 Page 291) and along the centerline of said road to a 1/2 inch pipe found;

5. **S 80 degrees 44'57" W a distance of 170.18 feet** along the north line of Amos M. Chupp and Angela Mae Chupp O.R. Vol. 97 Page 440) and along the centerline of said road to a point;
6. **N 40 degrees 21'07" W a distance of 69.88 feet** through the lands of said Jason Coblentz and Mary Coblentz to an iron pin set passing over an iron pin set at a distance of 35.50 feet;
7. **N 54 degrees 34'33" W a distance of 71.21 feet** through the lands of said Jason Coblentz and Mary Coblentz and said John Michael Wengerd and Caitlin C. Wengerd to an iron pin set;
8. **N 35 degrees 18'32" W a distance of 143.56 feet** through the lands of said John Michael Wengerd and Caitlin C. Wengerd to an iron pin set;
9. **N 00 degrees 33'33" W a distance of 520.03 feet** through the lands of said John Michael Wengerd and Caitlin C. Wengerd and said Jason Coblentz and Mary Coblentz to the TRUE PLACE OF BEGINNING.

This parcel contains 5.000 acres and is subject to all highways, easements, and restrictions of record.

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: 2600998010



FILE DESCRIPTION
Holmes County Map Office
8/17/2020

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