



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 4.887 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" being TRUE PLACE OF BEGINNING;

Thence with the following TWELVE (12) COURSES;

1. **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;
2. **S 00 degrees 33'33" E a distance of 520.03 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;
3. **S 35 degrees 18'32" E a distance of 143.56 feet** through the lands of said John Michael Wengerd and Caitlin C. Wengerd to an iron pin set;
4. **S 54 degrees 34'33" E a distance of 71.21 feet** through the lands of said John Michael Wengerd and Caitlin C. Wengerd and said Jason Coblentz and Mary Coblentz to an iron pin set;
5. **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;

6. **S 80 degrees 44'57" W a distance of 84.62 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 3/4 inch pipe found;
7. **S 86 degrees 45'46" W a distance of 198.13 feet** along the north line of Marion M. Pacula and Linda J. Pacula (O.R. Vol. 202 Page 2895) and along said road to a point;
8. **N 02 degrees 02'38" E a distance of 107.06 feet** along the east line of Gary J. Yoder and Kendra Laraine Yoder (O.R. Vol. 197 Page 3070) to a 5/8 inch rebar found capped "Baker";
9. **S 87 degrees 32'58" E a distance of 19.65 feet** along the south line of Gary J. Yoder and Kendra Laraine Yoder (O.R. Vol. 271 Page 4698) to a 5/8 inch rebar found capped "Baker";
10. **N 04 degrees 14'55" W a distance of 43.59 feet** along the east line of said Gary J. Yoder and Kendra Laraine Yoder to a 5/8 inch rebar found capped "Baker";
11. **N 87 degrees 09'20" W a distance of 214.29 feet** along the north line of said Gary J. Yoder and Kendra Laraine Yoder to a 5/8 inch rebar found capped "Baker";
12. **N 00 degrees 32'48" W a distance of 630.92 feet** along the lot line to the TRUE PLACE OF BEGINNING.

This parcel contains 4.887 acres and is subject to all highways, easements, and restrictions of record.

Bearings from Plat Vol. 18 Page 499

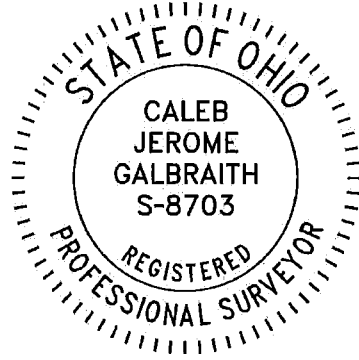
All iron pins set are 5/8-inch rebars 30 inches long with a plastic identification cap marked "Galbraith 8703".

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.

Caleb Jerome Galbraith

Parcel Number: 2600998011



FILE DESCRIPTION
Holmes County Map Office
8/17/2020

3 of 3