



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

**Phone:** 330.231.0497

**Description: 3.845 Acres**

Being part of the southeast quarter of section 13, Walnut Creek Township, T-9 N, R-5 W, Holmes County, Ohio, also known as part of the lands of David D. Miller Jr. and Mary Ann Miller (Deed Vol. 208 Page 340, Deed Vol. 238 Page 375, and Deed Vol. 187 Page 370 and part of the lands of David Miller Jr. and Mary Ann Miller in Deed Vol. 245 Page 411 (PPN 2600462000), (PPN 2600467000), and (PPN 2601428001).

Described as follows:

Commencing at a 5/8 inch rebar found marking the southwest corner of section 13, thence S 88 degrees 18'23" E a distance of 393.24 feet along the section line to an iron pin set being the TRUE PLACE OF BEGINNING.

Thence with the following **EIGHT (8) COURSES**;

1. **N 17 degrees 21'17" E a distance of 68.38 feet** through the lands of said David D. Miller Jr. aka David Miller, Jr. and Mary Ann Miller to an iron pin set;
2. **N 37 degrees 33'42" E a distance of 63.11 feet** through the lands of said David D. Miller Jr. and Mary Ann Miller to an iron pin set;
3. **N 57 degrees 46'22" E a distance of 85.42 feet** through the lands of said David D. Miller Jr. and Mary Ann Miller to an iron pin set;
4. **N 78 degrees 10'17" E a distance of 81.73 feet** through the lands of said David D. Miller Jr. and Mary Ann Miller to an iron pin set;
5. **N 61 degrees 57'54" E a distance of 92.95 feet** through the lands of said David D. Miller Jr. and Mary Ann Miller to a 5/8 inch rebar found;
6. **S 88 degrees 18'57" E a distance of 554.87 feet** along the south line of Ferman W. Yoder and Amanda Yoder (O.R. Vol. 59 Page 687) to a n iron pin set;

7. **S 11 degrees 32'43" W a distance of 233.39 feet** along the west line of Ridgeway Subdivision Replat No. 1 Lot 2 (Plat Vol. 19 Page 1435) of David Miller III and Charity Miller (O.R. Vol. 274 Page 6518) to a 5/8 inch rebar found capped "Baker";
8. **N 88 degrees 18'23" W a distance of 801.44 feet** along the north lines of said Ridgeway Subdivision Replat No. 1 Lot 2 of said David Miller III and Charity Miller and Dustin L. Miller and Rebecca R. Miller (O.R. Vol. 262 Page 6589) to the TRUE PLACE OF BEGINNING.

This parcel contains 3.845 acres and is subject to all highways, easements, and restrictions of record.

To go to adjoiner.

Bearings from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83.

For survey see: Plat Book Vol. 19 Page 4317

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on October 4, 2020.

  
\_\_\_\_\_

Parcel Number: 2601428004

