



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 2.795 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 in Deed Vol. 208 Page 340 and 238 Page 375 (PPN 2600462000), part of the lands of David D. Miller Jr. and Mary Ann Miller in Deed Vol. 187 Page 370 and Deed Vol. 238 Page 375 (PPN 2600467000), part of the lands of David D. Miller Jr. and Mary Ann Miller in Deed Vol. 245 Page 411 (PPN 2601428001), and all of the lands of Steven R. Miller and Wilma Miller in Deed Vol. 270 Page 349 (PPN 2601428002).

Described as follows:

Commencing at a 5/8 inch rebar found marking the southwest corner of the southeast quarter of section 13, thence S 88 degrees 18'23" E a distance of 183.04 feet along the section line to a railroad spike found in the centerline of Township Road 401 being the TRUE PLACE OF BEGINNING.

Thence with the following **FIFTEEN (15) COURSES**;

1. **N 02 degrees 00'28" E a distance of 391.73 feet** along the east lines of Edward A. Kline and Adah Kline (Deed Vol. 263 Page 571) to an iron pin set passing over a 5/8 inch rebar found at a distance of 29.93 feet;
2. **S 88 degrees 18'23" E a distance of 495.44 feet** along the south line of Ferman W. Yoder and Amanda Yoder (O.R. Vol. 59 Page 687) to a 5/8 inch rebar found;
3. **S 02 degrees 00'28" W a distance of 161.87 feet** along the west line of said Ferman W. Yoder and Amanda Yoder to a 5/8 inch rebar found;
4. **S 61 degrees 57'54" W a distance of 92.95 feet** along the west line of Lot 3 of Ridgeway Subdivision Replat No. 2 (Plat Vol. 19 Page 4317) of David Miller, III and Charity Miller (O.R. Vol. 276 Page 358) to a 5/8 inch rebar found capped "Galbraith";

5. **S 78 degrees 10'17" W a distance of 81.73 feet** along the west line of said Lot 3 of David Miller, III and Charity Miller to a 5/8 inch rebar found capped "Galbraith";
6. **S 57 degrees 46'22" W a distance of 85.42 feet** along the west line of said Lot 3 of David Miller, III and Charity Miller to a 5/8 inch rebar found capped "Galbraith"
7. **S 37 degrees 33'42" W a distance of 63.11 feet** along the west line of said Lot 3 of David Miller, III and Charity Miller to a 5/8 inch rebar found capped "Galbraith"
8. **S 17 degrees 21'17" W a distance of 68.38 feet** along the west line of said Lot 3 of David Miller, III and Charity Miller to a 5/8 inch rebar found capped "Galbraith" on the section line;
9. **N 88 degrees 18'23" W a distance of 51.93 feet** along the section line to a mag nail set;
10. **N 17 degrees 21'17" E a distance of 91.31 feet** through the lands of said of David D. Miller Jr. and Mary Ann Miller to a mag nail set ;
11. **N 37 degrees 33'42" E a distance of 35.65 feet** through the lands of said of David D. Miller Jr. and Mary Ann Miller to a drill hole set;
12. **N 03 degrees 00'57" E a distance of 63.02 feet** through the lands of said of David D. Miller Jr. and Mary Ann Miller to an iron pin set;
13. **N 88 degrees 18'56" W a distance of 174.20 feet** along the south line of said David D. Miller Jr. and Mary Ann Miller to a 5/8 inch rebar found;
14. **S 02 degrees 02'00" W a distance of 179.79 feet** along the west line of said David D. Miller Jr. and Mary Ann Miller to a railroad spike found in the centerline of said road witnessed by a 5/8 inch rebar found N 02 degrees 02'00"E a distance of 30.05 feet;
15. **N 88 degrees 18'12" W a distance of 30.00 feet** along the section line and the centerline of said road to the TRUE PLACE OF BEGINNING.

This parcel contains 2.795 acres and is subject to all highways, easements, and restrictions of record.

Also, Subject to a 50 foot easement recorded in Plat Vol. 19 Page 4317.

Also, Subject to a secondary access easement for the purpose of ingress and egress further described as follows;

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 in Deed Vol. 187 Page 370 and Deed Vol. 238 Page 375 (PPN 2600467000).

Described as follows:

Commencing at a 5/8 inch rebar found marking the southwest corner of the southeast quarter of section 13, thence S 88 degrees 18'23" E a distance of 314.31 feet along the section line to a mag nail set in Township Road 401, thence N 17 degrees 21'17" E a distance of 50.87 feet through the lands of said David D. Miller Jr. and Mary Ann Miller to a point being the TRUE PLACE OF BEGINNING.

Thence with the following **FOUR (4) COURSES**;

1. **N 17 degrees 21'17" E a distance of 40.44 feet** through the lands of said David D. Miller Jr. and Mary Ann Miller to a mag nail set;
2. **N 37 degrees 33'42" E a distance of 35.65 feet** through the lands of said David D. Miller Jr. and Mary Ann Miller to drill hole set;
3. **S 03 degrees 00'57" W a distance of 23.78 feet** through the lands of said David D. Miller Jr. and Mary Ann Miller to a point;
4. **S 37 degrees 02'57" W a distance of 54.02 feet** through the lands of said David D. Miller Jr. and Mary Ann Miller to a point being the TRUE PLACE OF BEGINNING.

The area of the above described easement contains 0.014 acres.

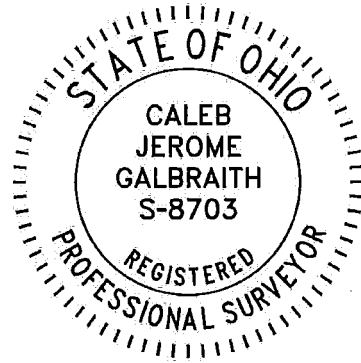
Bearings from Grid North, Ohio State Plane Coordinate System, North Zone, NAD 83.

For survey see: Plat Book Vol. 19 Page 4376

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on Feb. 26, 2021



Parcel Number: 2601428005



FILE DESCRIPTION

Holmes County Map Office

4/26/2021