



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

**Phone:** 330.231.0497

**Description: 7.154 Acres**

Being part of the Northeast Quarter of section 17, Washington Township, T-19 N, R-15 W, Holmes County, Ohio, also known as part of the lands conveyed to Thomas M. Frank and Collette N. Frank in O.R. Vol. 259 Page 3271 (PPN 2700086002), (PPN 2700086003) and the lands conveyed to Thomas E. Kline in O.R. Vol. 261 Page 609 (PPN 2700086007).

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of the northeast quarter of Section 17, thence N 00 degrees 26'51"W a distance of 1318.95 feet along the section line to a 5/8 inch rebar found, thence S 87 degrees 34'14" W a distance of 1160.49 feet along the north line of Free-Group, LLC (O.R. Vol. 232 Page 1893) to a 5/8 inch rebar found capped "Baker" marking the TRUE PLACE OF BEGINNING.

Thence with the following EIGHTEEN (18) COURSES;

1. **S 87 degrees 34'14" W a distance of 409.57 feet** along the north line of said Free-Group, LLC to a point in Township Road 453 witnessed by a 5/8 inch rebar found capped "Baker" N 87 degrees 34'14" E a distance of 30.00 feet;
2. **N 50 degrees 45'50" W a distance of 182.00 feet** along the north line of Marion M. Frank (Deed Vol. 187 Page 207) and along the centerline of said road to a railroad spike found;
3. **N 59 degrees 51'13" W a distance of 106.10 feet** along the north line of said Marion M. Frank and along the centerline of said road to a railroad spike found;
4. **N 77 degrees 18'25" W a distance of 70.71 feet** along the north line of said Marion M. Frank and along the centerline of said road to a railroad spike found;

5. **S 85 degrees 43'05" W a distance of 166.47 feet** along the north line of said Marion M. Frank and along the centerline of said road to a railroad spike found in the intersection of said road and Township Road 451;
6. **N 19 degrees 04'31" W a distance of 47.57 feet** along the east line of Gabriel O. Weiser (O.R. Vol. 260 Page 1062) and along the centerline of Township Road 451 to a railroad spike found;
7. **N 02 degrees 06'43" E a distance of 288.15 feet** along the east line of said Gabriel O. Weiser and along the centerline of said road to a railroad spike found;
8. **N 16 degrees 07'54" E a distance of 125.27 feet** along the east lines of said Gabriel O. Weiser, Thomas M. Frank and Collette N. Frank (O.R. Vol. 259 Page 3271) and along the centerline of said road to a point;
9. **S 85 degrees 44'20" E a distance of 36.31 feet** through the lands of said Thomas M. Frank and Collette N. Frank to an iron pin set passing over an iron pin set at a distance of 10.11 feet;
10. **N 48 degrees 36'17" E a distance of 81.64 feet** through the lands of said Thomas M. Frank and Collette N. Frank to an iron pin set;
11. **S 01 degrees 03'49" W a distance of 235.76 feet** through the lands of said Thomas M. Frank and Collette N. Frank to an iron pin set;
12. **S 75 degrees 14'46" E a distance of 71.14 feet** along the north line of said Thomas M. Frank and Collette N. Frank to a 5/8 inch rebar found capped "Baker";
13. **S 03 degrees 12'25" W a distance of 74.62 feet** through the lands of said Thomas M. Frank and Collette N. Frank to an iron pin set;
14. **N 87 degrees 34'13" E a distance of 124.92 feet** along the north line of said Thomas E. Kline to a 5/8 inch rebar found capped "Baker";
15. **N 40 degrees 53'12" E a distance of 205.48 feet** along the north line of said Thomas E. Kline to a 5/8 inch rebar found capped "Baker";

16. **S 63 degrees 04'48" E a distance of 301.96 feet** along the east line of said Thomas E. Kline to a 5/8 inch rebar found capped "Baker";
17. **S 51 degrees 42'52" E a distance of 203.41 feet** along the east line of said Thomas E. Kline to a 5/8 inch rebar found capped "Baker";
18. **S 00 degrees 16'50" E a distance of 228.25 feet** along the east line of said Thomas E. Kline to the TRUE PLACE OF BEGINNING.

This parcel contains 7.154 acres and is subject to all highways, easements, and restrictions of record.

Subject to a 30 foot easement for the purpose of ingress, egress and general utilities further described as follows:

Being part of the Northeast Quarter of section 17, Washington Township, T-19 N, R-15 W, Holmes County, Ohio, also known as part of the lands conveyed to Thomas M. Frank and Collette N. Frank in O.R. Vol. 259 Page 3271 (PPN 2700086003).

Commencing at a 5/8 inch rebar found marking the southeast corner of the northeast quarter of Section 17, thence with the following courses;

thence **N 00 degrees 26'51" W a distance of 1318.95 feet** along the section line to a 5/8 inch rebar found,

thence **S 87 degrees 34'14" W a distance of 1160.49 feet** along the north line of Free-Group, LLC (O.R. Vol. 232 Page 1893) to a 5/8 inch rebar found capped "Baker" ;

thence **N 00 degrees 16'50" W a distance of 228.25 feet** along the east line of Thomas E. Kline (O.R. Vol. 261 Page 609) to a 5/8 inch rebar found capped "Baker";

thence **N 51 degrees 42'52" W a distance of 203.41 feet** along the east line of Thomas E. Kline (O.R. Vol. 261 Page 609) to a 5/8 inch rebar found capped "Baker";

thence **N 63 degrees 04'48" W a distance of 301.96 feet** along the east line of Thomas E. Kline (O.R. Vol. 261 Page 609) to a 5/8 inch rebar found capped "Baker";

thence **S 40 degrees 53'12" W a distance of 205.48 feet** along the north line of Thomas E. Kline (O.R. Vol. 261 Page 609) to a 5/8 inch rebar found capped "Baker";

thence **S 87 degrees 34'13" W a distance of 323.70 feet** along the north line of Thomas E. Kline (O.R. Vol. 261 Page 609) to a point in Township Road 451 witnessed by a 5/8 inch rebar found capped "Baker" N 87 degrees 34'13" E a distance of 15.71 feet;

thence **N 02 degrees 06'43" E a distance of 165.25 feet** along the east line of Gabriel O. Weiser (O.R. Vol. 260 Page 1062) and along the centerline of said road to a railroad spike found;

thence **N 16 degrees 07'54" E a distance of 70.59 feet** along the east lines of said Gabriel O. Weiser, Thomas M. Frank and Collette N. Frank (O.R. Vol. 259 Page 3271), and along the centerline of said road to a point marking the TRUE PLACE OF BEGINNING.

Thence with the following ONE (1) COURSE along the centerline of said 30 foot easement;


1. **S 69 degrees 29'11" E a distance of 117.40 feet** through the lands of said Thomas M. Frank and Collette N. Frank to a point and THERE ENDS.

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

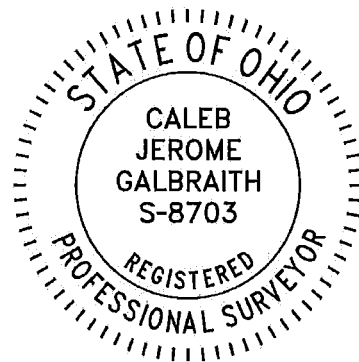
All iron pins set are 5/8-inch rebars 30 inches long with a plastic identification cap marked "Galbraith 8703".

For survey see: Plat Book Vol. 19 Page 4107

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on March 23, 2020.

  
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Parcel Number: 2700086009



**FILE DESCRIPTION**  
Holmes County Map Office  
6/29/2020

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