



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

**Phone:** 330.231.0497

**Description: 205.294 Acres**

Being part of the southeast quarter of section 12 and the southwest quarter of section 12, Washington Township, T-19 N, R-15 W, Holmes County, Ohio, also known as the lands of Galen G. Garver and Debra L. Garver (Deed Vol. 268 Page 936 and 940) (2800092010), (2800092005), (2800092009), (2800092007), (2800092003), and (2800092004), and Galen G. Garver and Debra Garver (Deed Vol. 204 Page 456) (2800091001), and (2800091000).

Described as follows:

Commencing at a railroad spike found, marking the southwest corner of the southwest quarter of section 12, witnessed by a 5/8 inch rebar found N 89 degrees 20'23" E a distance of 30.09 feet, being the TRUE PLACE OF BEGINNING.

Thence with the following **FOURTEEN (14) COURSES;**

1. **N 00 degrees 45'00" W a distance of 1641.36 feet** along the section line and along the centerline of S.R. 179 to a 5/8 inch rebar found;
2. **N 88 degrees 38'23" E a distance of 441.23 feet** along the south line of Beverly A. Carr (O.R. Vol. 259 Page 4633) and along the centerline of T.R. 476 to a 5/8 inch rebar found;
3. **N 03 degrees 03'37" W a distance of 627.77 feet** along the east line of said Beverly A. Carr to a 5/8 inch rebar found passing over a 5/8 inch rebar found at a distance of 8.95 feet;
4. **N 00 degrees 43'10" W a distance of 396.17 feet** along the east line of said Beverly A. Carr to a 5/8 inch rebar found;

5. **N 89 degrees 21'39" E a distance of 2215.26 feet** along the quarter section line to a 5/8 inch rebar found marking the northeast corner of the southwest quarter of section 12;
6. **S 00 degrees 30'10" E a distance of 1153.45 feet** along the quarter section line to a 5/8 inch pin found capped "Rudolph";
7. **S 67 degrees 31'16" E a distance of 227.76 feet** passing into the southeast quarter of section 12 along the centerline of said T.R. 476 and along the south line of James Kenneth Hacker and Gail A. P. Hacker (O.R. Vol. 197 Page 2699) to a point;
8. **S 00 degrees 30'14" E a distance of 222.44 feet** along the west line of Andrea K. Miller (O.R. Vol. 245 Page 1789 and O.R. Vol. 249 Page 7253) to a 5/8 inch pin found capped "Baker" passing over a 5/8 inch pin found capped "Baker" at a distance of 38.14 feet;
9. **S 83 degrees 14'33" E a distance of 370.87 feet** along the south line of said Andrea K. Miller to a 5/8 inch rebar found capped "Baker";
10. **N 03 degrees 22'55" E a distance of 189.68 feet** along the east line of said Andrea K. Miller to a point in the centerline of said road witnessed by a 5/8 inch rebar found capped "Baker" S 03 degrees 22'55" W a distance of 39.85 feet;
11. **N 89 degrees 18'05" E a distance of 1178.34 feet** along the south line of said James Kenneth Hacker and Gail A. P. Hacker, along the south line of Adam Wacker, trustee and Jody Wacker, trustee (O.R. Vol. 274 Page 4261), and along the centerline of said road to a 5/8 inch rebar found;
12. **S 02 degrees 06'50" E a distance of 1344.03 feet** along the west line of Jason W. Pennell and Ti Pennell (O.R. Vol. 98 Page 140) and (O.R. Vol. 232 Page 512) to a 5/8 inch rebar found capped "Shamp" passing over a large stone found at a distance of 21.92 feet;
13. **S 89 degrees 15'43" W a distance of 1806.57 feet** along the section line to a 5/8 inch rebar found marking the southwest corner of the southeast quarter of section 12 ;
14. **S 89 degrees 20'23" W a distance of 2619.85 feet** along the section line to THE TRUE PLACE OF BEGINNING.

This parcel contains 205.294 acres and is subject to all highways, easements, and restrictions of record. Containing 150.942 acres in the southwest quarter of section 12 and 54.352 acres in the southeast quarter of section 12.

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

For survey see: Plat Book Vol. 19 Page 4991

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 November, 16 2022.



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Parcel Number: 2800092011



**FILE DESCRIPTION**  
Holmes County Map Office  
5/5/2023

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