



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 4.940 Acres

Being part of the Southeast Quarter of Section 26, Washington Township, T-20 N, R-15 W, Holmes County, Ohio, also known as part of the lands conveyed to Pamela S. Peebles in O.R. Vol. 251 Page 3985, PPN 2800131000.

Described as follows:

Commencing at a 5/8 inch rebar marking the southeast corner of the southeast quarter of section 26 in the intersection of T.R. 470 and C.R. 100, thence **S 89 degrees 07'36" W a distance of 569.56 feet** along the section line to a point, thence **N 00 degrees 29'16" W a distance of 297.09 feet** along the west line of Jeffrey A. McMillen (O.R. Vol. 162 Page 690) to a point in C.R. 100 witnessed by a 5/8 inch rebar found S 00 degrees 29'16" E a distance of 32.80 feet, thence **N 40 degrees 57'46" W a distance of 43.65 feet** along the centerline of said road to a railroad spike found, thence **N 65 degrees 00'16" W a distance of 17.72 feet** along the centerline of said road to a point being the TRUE PLACE OF BEGINNING;

Thence with the following FOURTEEN(14) COURSES;

1. **S 08 degrees 31'17" W a distance of 110.10 feet** through the lands of said Pamela S. Peebles to an iron pin set passing over an iron pin set at a distance of 24.61 feet;
2. **S 26 degrees 35'50" W a distance of 85.75 feet** through the lands of said Pamela S. Peebles to an iron pin set;
3. **S 21 degrees 32'53" W a distance of 47.37 feet** through the lands of said Pamela S. Peebles to an iron pin set;
4. **S 08 degrees 26'03" W a distance of 28.79 feet** through the lands of said Pamela S. Peebles to an iron pin set;

5. **S 00 degrees 34'16" W a distance of 61.16 feet** through the lands of said Pamela S. Peebles to an iron pin set;
6. **N 89 degrees 51'24" W a distance of 439.07 feet** through the lands of said Pamela S. Peebles to a point in a creek witnessed by an iron pin set S 89 degrees 51'24"E a distance of 19.05 feet;
7. **N 04 degrees 02'27" E a distance of 59.58 feet** through the lands of said Pamela S. Peebles and along the centerline of said creek to a point;
8. **N 19 degrees 00'38" W a distance of 89.47 feet** through the lands of said Pamela S. Peebles and along the centerline of said creek to a point;
9. **N 06 degrees 27'16" E a distance of 82.17 feet** through the lands of said Pamela S. Peebles and along the centerline of said creek to a point;
10. **N 12 degrees 58'26" W a distance of 73.57 feet** through the lands of said Pamela S. Peebles and along the centerline of said creek to a point;
11. **N 01 degrees 38'17" W a distance of 106.99 feet** through the lands of said Pamela S. Peebles and along the centerline of said creek to a point;
12. **N 11 degrees 17'14" W a distance of 67.83 feet** through the lands of said Pamela S. Peebles and along the centerline of said creek to a point in said road witnessed by a mag nail found N 89 degrees 09'11" W a distance of 33.39 feet;
13. **S 89 degrees 09'11" E a distance of 244.87 feet** along the south line of Lindsey Moore (O.R. Vol. 269 Page 4972) and along said road to a point in said road;
14. **S 65 degrees 00'16" E a distance of 352.76 feet** along the centerline of said road to the TRUE PLACE OF BEGINNING.

This parcel contains 4.940 acres and is subject to all highways, easements, and restrictions of record.

Also, the grantors grant unto the grantees, their heirs and assigns, a 50 foot secondary easement for ingress and egress described as follows;

Being part of the Southeast Quarter of Section 26, Washington Township, T-20 N, R-15 W, Holmes County, Ohio, also known as part of the lands conveyed to Pamela S. Peebles in O.R. Vol. 251 Page 3985, PPN 2800131000.

Further described as follows;

Commencing at a 5/8 inch rebar marking the southeast corner of the southeast quarter of section 26 in the intersection of T.R. 470 and C.R. 100, thence **S 89 degrees 07'36" W a distance of 569.56 feet** along the section line to a point, thence **N 00 degrees 29'16" W a distance of 297.09 feet** along the west line of Jeffrey A. McMillen (O.R. Vol. 162 Page 690) to a point in C.R. 100 witnessed by a 5/8 inch rebar found S 00 degrees 29'16" E a distance of 32.80 feet, thence **N 40 degrees 57'46" W a distance of 33.12 feet** along the centerline of said road to a point being the TRUE PLACE OF BEGINNING;

Thence with the following TWO (2) COURSES along the centerline of said easement;

1. **S 08 degrees 31'17" W a distance of 73.23 feet** through the lands of said Pamela S. Peebles to a point;
2. **N 81 degrees 28'43" W a distance of 25.00 feet** through the lands of said Pamela S. Peebles to a point THERE ENDS.

Also, subject to a 20 foot secondary access easement described as follows;

Being part of the Southeast Quarter of Section 26, Washington Township, T-20 N, R-15 W, Holmes County, Ohio, also known as part of the lands conveyed to Pamela S. Peebles in O.R. Vol. 251 Page 3985, PPN 2800131000.

Further describes as follows;

Commencing at a 5/8 inch rebar marking the southwest corner of the southeast quarter of section 26 in the intersection of T.R. 464 and S.R. 179, thence **N 89 degrees 07'36" E a distance of 1225.39 feet** along the section line to a point, thence **N 00 degrees 59'36" W a distance of 511.07 feet** along the east line of Scott T. Lorentz and JoAnn L. Lorentz (O.R. Vol. 250 Page 2182) to a point in C.R. 100 witnessed by an iron pin set S 00 degrees 59'36" E a distance of 30.00 feet, thence **S 88 degrees 09'43" E a distance of 223.86 feet** along south line of Donald R. Mackey and E. Kathryn Mackey (Deed Vol. 225 Page 963) and along the centerline of said road to a point, thence **S 89 degrees 09'11" E a distance of 125.39 feet** along the south lines of said Donald R. Mackey and

E. Kathryn Mackey, and Lindsey Moore (O.R. Vol. 269 Page 4972) , and the centerline of said road to a point being the TRUE PLACE OF BEGINNING;

Thence with the following SEVEN (7) COURSES along the centerline of said easement;

1. **S 01 degrees 05'41" W a distance of 40.56 feet** through the lands of said Pamela S. Peebles to a point;
2. **S 67 degrees 39'43" W a distance of 57.31 feet** through the lands of said Pamela S. Peebles to a point;
3. **S 01 degrees 38'18" E a distance of 106.95 feet** through the lands of said Pamela S. Peebles to a point;
4. **S 09 degrees 10'50" E a distance of 79.56 feet** through the lands of said Pamela S. Peebles to a point;
5. **S 07 degrees 44'41" W a distance of 64.74 feet** through the lands of said Pamela S. Peebles to a point;
6. **S 16 degrees 05'52" E a distance of 101.72 feet** through the lands of said Pamela S. Peebles to a point;
7. **S 05 degrees 06'31" W a distance of 60.09 feet** through the lands of said Pamela S. Peebles to a point 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 4539

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on August 31, 2021.



Parcel Number: 2800131001

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FILE DESCRIPTION
Holmes County Map Office
11/3/2021

