



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 2.416 Acres

Being part of the northeast quarter of section 11, Washington Township, T-19 N, R-15 W, Holmes County, Ohio, also known as part of the lands of Galen G. Garver and Debbie L. Garver in Deed Vol. 237 Page 120. (PPN 2800745000).

Described as follows:

Commencing at a railroad spike found marking the southeast corner of the northeast quarter of section 11, **thence N 01 degree 16'54" W a distance of 898.58 feet** along the centerline of State Route 179 and along the section line to a point being the TRUE PLACE OF BEGINNING.

Thence with the following **SIX (6) COURSES;**

1. **N 88 degrees 48'45" W a distance of 452.93 feet** through the lands of said Galen G. Garver and Debbie L. Garver to an iron pin set passing over an iron pin set at a distance of 39.89 feet;
2. **N 36 degrees 03'19" E a distance of 229.16 feet** through the lands of said Galen G. Garver and Debbie L. Garver to an iron pin set;
3. **N 13 degrees 13'40" E a distance of 160.90 feet** through the lands of said Galen G. Garver and Debbie L. Garver to an iron pin set;
4. **N 57 degrees 45'27" E a distance of 81.73 feet** through the lands of said Galen G. Garver and Debbie L. Garver to a point in the centerline of said road witnessed by an iron pin set S 57 degrees 45'27" W a distance of 33.28 feet;
5. **S 41 degrees 10'51" E a distance of 316.68 feet** along said road and along the west line Mervin A. Miller and Betty Sue Miller (O.R. Vol. 282 Page 2856 and O.R. Vol 282 Page 2860) to a 5/8 inch rebar found capped "Baker";

6. **S 01 degrees 16'54" E a distance of 156.58 feet** along said road and along the section line to the TRUE PLACE OF BEGINNING.

This parcel contains 2.416 acres and is subject to all highways, easements, and restrictions of record.

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

For survey see: Plat Book Vol. 19 Page 4990

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

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



Parcel Number: 2800745001



FILE DESCRIPTION
Holmes County Map Office
5/5/2023

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