



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 120.700 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 5/8 inch pin found capped "Shamp" marking the southwest corner of the northeast quarter of section 11 being the TRUE PLACE OF BEGINNING.

Thence with the following **SEVENTEEN (17) COURSES;**

1. **N 00 degrees 47'20" W a distance of 1895.26 feet** along the quarter section line to an iron pin set witnessed by a 5/8 inch rebar found N 84 degrees 43'33"E a distance of 6.15 feet from the corner;
2. **N 84 degrees 43'33" E a distance of 1070.49 feet** along the south line of James A. Duncan (Deed Vol. 218 Page 829) to a 5/8 inch rebar found;
3. **N 09 degrees 27'40" W a distance of 718.30 feet** along the east line of said James A. Duncan to a bent 5/8 inch rebar found in the center of T.R. 467 witnessed by a 5/8 inch rebar found S 09 degrees 27'40" E a distance of 14.67 feet;
4. **N 89 degrees 35'50" E a distance of 611.95 feet** along the section line and the centerline of said road to a point;
5. **S 22 degrees 55'20" E a distance of 240.27 feet** along the centerline of S.R. 179 and along the west line of Leo Wayne Tope and Janice Tope (Deed Vol. 147 Page 328) to a point;

6. **S 25 degrees 30'43" E a distance of 323.60 feet** along the centerline of said road and along the west line of said Leo Wayne Tope and Janice Tope to a point;
7. **S 27 degrees 19'44" E a distance of 179.87 feet** along the centerline of said road and along the west line of said Leo Wayne Tope and Janice Tope to a point;
8. **S 34 degrees 52'43" E a distance of 196.33 feet** along the centerline of said road and along the west line of said Leo Wayne Tope and Janice Tope to a point;
9. **S 36 degrees 43'31" E a distance of 220.78 feet** along the centerline of said road and along the west line of Seth Lewis Miller (Deed Vol. 282 Page 2852) to a point;
10. **S 41 degrees 10'52" E a distance of 244.81 feet** along the centerline of said road and along the west line of said Seth Lewis Miller to a point;
11. **S 41 degrees 10'51" E a distance of 263.59 feet** along the centerline of said road and along the west line of Mervin A. Miller and Betty Sue Miller (O.R. Vol. 282 Page 2856) to a point;
12. **S 57 degrees 45'27" W a distance of 81.73 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 33.28 feet;
13. **S 13 degrees 13'40" W a distance of 160.90 feet** through the lands of said Galen G. Garver and Debbie L. Garver to an iron pin set;
14. **S 36 degrees 03'19" W a distance of 229.16 feet** through the lands of said Galen G. Garver and Debbie L. Garver to an iron pin set;
15. **S 88 degrees 48'45" E a distance of 452.93 feet** through the lands of said Galen G. Garver and Debbie L. Garver to a to a point in the centerline of said road witnessed by an iron pin set N 88 degrees 48'45" W a distance of 39.89 feet;
16. **S 01 degree 16'54" E a distance of 898.58 feet** along the centerline of said road and along the section line to a railroad spike found;
17. **S 89 degrees 35'06" W a distance of 2660.48 feet** along the section line passing over an iron pin set at a distance of 30.04 feet to the TRUE PLACE OF BEGINNING.

This parcel contains 120.700 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: 2800745002



FILE DESCRIPTION
Holmes County Map Office
5/5/2023

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