



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 8.286 Acres

Being part of the Southwest Quarter of Section 4, Clark Township, T-8 N, R-5 W, Holmes County, Ohio, also known as part of the lands of Mabel Miller in O.R. Vol. 169 Page 1164 and O.R. Vol. 251 Page 5588 (PPN 3300084000) and the lands of Milan J. Shetler and Mandi J. Shetler in O.R. Vol. 286 Page 5424 (PPN 3300268000).

Described as follows:

Commencing at a point marking the southeast corner of the southwest quarter of Section 4 witnessed by a 5/8 inch rebar found capped "Baker" N 49 degrees 12'43" W a distance of 0.80 feet, thence **N 00 degrees 14'55" E a distance of 468.96 feet** along the quarter section line to an iron pin set being the TRUE PLACE OF BEGINNING.

Thence with the following **TEN (10) COURSES;**

1. **N 89 degrees 20'50" W a distance of 1065.30 feet** through the lands of said Mabel Miller to an iron pin set;
2. **N 02 degrees 49'22" W a distance of 248.26 feet** through the lands of said Mabel Miller to a 5/8 inch rebar found;
3. **N 11 degrees 41'06" E a distance of 169.50 feet** along the east line of said Mabel Miller to a 5/8 inch rebar found witnessed by a 5/8 inch rebar found capped "Baker" S 11 degrees 41'06" W a distance of 13.32 feet;
4. **N 86 degrees 23'41" E a distance of 238.60 feet** along the south line of said Mabel Miller and along said road to a 5/8 inch rebar found;
5. **S 79 degrees 57'46" E a distance of 169.20 feet** along the south line of said Mabel Miller and along said road to a point;
6. **S 11 degrees 38'10" W a distance of 216.79 feet** along the west line of Henry B. Yoder and Mary Yoder (O.R. Vol. 28 Page 332) to a 5/8 inch rebar found capped "Baker" and passing over an iron pin set at distance of 14.08 feet;
7. **S 77 degrees 50'26" E a distance of 218.16 feet** along the south line of said Henry B. Yoder and Mary Yoder to a 5/8 inch rebar found capped "Baker";
8. **N 19 degrees 32'29" E a distance of 245.19 feet** along the east line of said Henry B. Yoder and Mary Yoder (O.R. Vol. 156 Page 67) to a point in C.R. 70 witnessed by a 5/8 inch rebar found S 19 degrees 32'29" W a distance of 24.54 feet;
9. **S 80 degrees 44'04" E a distance of 393.36 feet** along the south line of David R. Miller and Mary Miller (O.R. Vol. 178 Page 2474) and along the centerline of said road to railroad spike found on the quarter section line witnessed by a 5/8 inch rebar found capped "Baker" S 00 degrees 14'55" W a distance of 20.23 feet;

10. S 00 degrees 14'55" W a distance of 321.04 feet along the quarter section line to the TRUE PLACE BEGINNING.

This parcel contains 8.286 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 (2011).

For survey see: Holmes County Plat Book Vol. 19 Page 5314

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703 May 9, 2024.

Caleb Galbraith



Parcel Number: 3300084013

FILE DESCRIPTION
Holmes County Map Office
7/2/2024

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