



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 54.440 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).

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 being the TRUE PLACE OF BEGINNING.

Thence with the following **THIRTY-THREE (33) COURSES**;

1. **N 89 degrees 02'22" W a distance of 1498.47 feet** along the section line to a 5/8 inch rebar found;
2. **N 00 degrees 56'34" E a distance of 318.07 feet** along the east line of Lot 1 of Broiler House Acres Subdivision (Plat Vol. 19 Page 2737) of Steven L. Miller and Loretta J. Miller (O.R. Vol. 253 Page 542) to a 5/8 inch rebar found;
3. **S 89 degrees 04'03" E a distance of 34.26 feet** along the south line of Mabel Miller (O.R. Vol. 174 Page 926 and O.R. Vol. 252 Page 188) to a 5/8 inch rebar found capped "Baker";
4. **N 17 degrees 09'20" E a distance of 153.55 feet** along the east line of said Mabel Miller to a 5/8 inch rebar found capped "Baker";
5. **N 88 degrees 48'34" W a distance of 651.56 feet** along the north line of said Mabel Miller to a 5/8 inch rebar found capped "Baker";
6. **S 01 degree 14'43" E a distance of 150.48 feet** along the west line of said Mabel Miller to a 5/8 inch rebar found capped "Baker";
7. **N 89 degrees 52'08" W a distance of 307.31 feet** along the north line of said Subdivision of said Steven L. Miller and Loretta J. Miller to a 5/8 inch rebar found capped "Baker";
8. **N 23 degrees 53'11" W a distance of 219.78 feet** along the east line of Mose J. Miller and Anna J. Miller (O.R. Vol. 269 Page 307) to a pipe found;
9. **N 15 degrees 13'00" W a distance of 21.15 feet** along the east line of Delbert V. Troyer and Mary N. Troyer (O.R. Vol. 248 Page 3705) to a 5/8 inch rebar found;
10. **N 61 degrees 06'45" E a distance of 263.50 feet** along the south line of Leroy R. Miller and Arie R. Miller (O.R. Vol. 224 Page 317) to a 5/8 inch rebar found;
11. **N 17 degrees 47'24" W a distance of 172.00 feet** along the east line of said Leroy R. Miller and Arie R. Miller to a 5/8 inch rebar found capped "Baker";

12. **N 53 degrees 45'59" W a distance of 55.35 feet** along the east line of said Leroy R. Miller and Arie R. Miller to a 5/8 inch rebar found capped "Baker";
13. **N 05 degrees 18'15" W a distance of 96.99 feet** along the east line of BE 4 KL, LTD. (O.R. Vol. 22 Page 866) to a 5/8 inch rebar found;
14. **N 20 degrees 56'43" E a distance of 108.09 feet** along the east line of BE 4 KL, LTD. (O.R. Vol. 210 Page 2651) to a 5/8 inch rebar found;
15. **N 89 degrees 44'24" E a distance of 46.57 feet** along the south line of BE 4 KL, LTD. (O.R. Vol. 22 Page 866, O.R. Vol. 156 Page 69) to a 5/8 inch rebar found capped "Baker";
16. **N 01 degree 15'52" W a distance of 39.98 feet** along the east line of said BE 4 KL, LTD. to a 5/8 inch rebar found capped "Baker";
17. **N 47 degrees 38'03" E a distance of 34.91 feet** along the south line of said BE 4 KL, LTD. (O.R. Vol. 210 Page 2651) to a 5/8 inch rebar found capped "Baker";
18. **N 89 degrees 49'46" E a distance of 319.88 feet** along the south line of said BE 4 KL, LTD. to a point in T.R. 369 witnessed by a 5/8 inch rebar found capped "Baker" S 89 degrees 49'46" W a distance of 25.40 feet;
19. **N 19 degrees 13'34" W a distance of 37.15 feet** along the east line of said BE 4 KL, LTD. and along the centerline of said road to a railroad spike found;
20. **N 11 degrees 11'37" W a distance of 167.89 feet** along the east line of said BE 4 KL, LTD. and along the centerline of said road to a railroad spike found;
21. **N 01 degree 03'27" E a distance of 182.42 feet** along the east line of said BE 4 KL, LTD. and along the centerline of said road to a point;
22. **S 89 degrees 11'51" E a distance of 1960.05 feet** along the south line of Edward C. Miller and Rose E. Miller (O.R. Vol. 163 Page 652) and the south line of Lot 1 of Oasis Subdivision (Plat Vol. 19 Page 3476) of Paul H. Yoder and Edna J. Yoder (O.R. Vol. 264 Page 3801) to a stone found and passing over an iron pin set at a distance of 30.08 feet;
23. **S 01 degree 03'41" W a distance of 203.64 feet** along the quarter section line to a stone found;
24. **N 89 degrees 45'08" W a distance of 240.38 feet** along the north line of David R. Miller and Mary V. Miller (O.R. Vol. 277 Page 3309) to 5/8 inch rebar found capped "Baker";
25. **S 49 degrees 48'53" W a distance of 635.13 feet** along the west line of said David R. Miller and Mary V. Miller to a point in C.R. 70 witnessed by a 5/8 inch rebar found capped "Baker" N 49 degrees 48'53" E a distance of 32.94 feet;
26. **S 84 degrees 09'15" E a distance of 86.75 feet** along the south line of said David R. Miller and Mary V. Miller and along the centerline of said road to a point;
27. **S 11 degrees 38'10" W a distance of 13.65 feet** along the west line of Henry B. Yoder and Mary Yoder (O.R. Vol. 28 Page 332) and in said road to a point;

- 28. **N 79 degrees 57'46" W a distance of 169.20 feet** along the north line of Milan J. Shetler and Mandi J. Shetler (O.R. Vol. 286 Page 5424) and along said road to a point;
- 29. **S 86 degrees 23'41" W a distance of 238.60 feet** along the north line of said Milan J. Shetler and Mandi J. Shetler and along said road to a 5/8 inch rebar found;
- 30. **S 11 degrees 41'06" W a distance of 169.50 feet** along the west line of said Milan J. Shetler and Mandi J. Shetler to a 5/8 inch rebar found and passing over a 5/8 inch rebar found capped "Baker" at a distance of 13.32 feet;
- 31. **S 02 degrees 49'22" E a distance of 248.26 feet** through the lands of said Mabel Miller to an iron pin set;
- 32. **S 89 degrees 20'50" E a distance of 1065.30 feet** through the lands of said Mabel Miller to an iron pin set on the quarter section line;
- 33. **S 00 degrees 14'55" W a distance of 468.96 feet** along the quarter section line to the TRUE PLACE OF BEGINNING.

This parcel contains 54.440 acres and is subject to all highways, easements, and restrictions of record.

Subject to existing 50 foot easements recorded in Plat Vol. 19 Page 2737 and Plat Vol. 14 Page 667.

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: 3300084014

FILE DESCRIPTION
Holmes County Map Office
7/2/2024

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