



Address: 5434 TR 377, Millersburg, OH 44654

Phone: 330.231.0497

Description: 1.005 Acres

Being part of the Southeast Quarter of Section 5, Clark Township, T-8 N, R-5 W, Holmes County, Ohio, also known as part of the lands of P M T Rentals, LLC in O.R. Vol. 223 Page 3277 and O.R. Vol. 223 Page 3274 (PPN 3300101000, PPN 3300194000).

Described as follows:

Commencing at a point marking the northeast corner of the southeast quarter of section 5, Thence with the following (8) courses,

1. **S 00 degrees 47'43" W a distance of 994.46 feet** along the section line to a point;
2. **N 89 degrees 57'56" W a distance of 818.18 feet** along the north lines of BE 4 KL, LTD. (O.R. Vol. 22 Page 866, O.R. Vol. 36 Page 282 and O.R. Vol. 263 Page 6018) and John Oren Miller, Jr. and Clarie E. Miller (O.R. Vol. 263 Page 6020) to a point;
3. **S 37 degrees 14'00" W a distance of 339.93 feet** along the west lines of said John Oren Miller, Jr. and Clarie E. Miller (O.R. Vol. 263 Page 6020, O.R. Vol. 174 Page 1134, Deed Vol. 234 Page 365) to a point;
4. **S 51 degrees 08'18" E a distance of 377.00 feet** along the south line of said John Oren Miller, Jr. and Clarie E. Miller to a point;
5. **S 41 degrees 13'46" W a distance of 45.46 feet** along the east line of John Oren Miller, Jr. and Clarie E. Miller (O.R. Vol. 260 Page 2966) to a point;
6. **S 51 degrees 08'44" E a distance of 7.27 feet** along the north line of said John Oren Miller, Jr. and Clarie E. Miller to a point;
7. **S 39 degrees 40'39" W a distance of 101.00 feet** along the east line of said John Oren Miller, Jr. and Clarie E. Miller to a point in S.R. 557;

8. **S 51 degrees 36'49" E a distance of 135.15 feet** along the south line of said John Oren Miller, Jr. and Clarie E. Miller and along the centerline of said road to a point witnessed by a drill hole set S 44 degrees 21'06" W a distance of 30.00 feet being the TRUE PLACE OF BEGINNING;

Thence with the following **EIGHT (8) COURSES**;

1. **S 51 degrees 36'49" E a distance of 130.00 feet** along the east line of said John Oren Miller, Jr. and Clarie E. Miller, BE 4 KL, LTD. (O.R. Vol. 22 Page 894), and along the centerline of said road to a point;
2. **S 49 degrees 19'01" W a distance of 205.92 feet** along the northwest line of Steven W. Yoder and Susan J. Yoder (O.R. Vol. 249 Page 6028, 6032) to a railroad spike found passing over a 5/8 inch rebar found capped "Baker" at a distance of 30.00 feet;
3. **N 46 degrees 54'01" W a distance of 10.00 feet** along the northeast line of Marion S. Yoder and Leah E. Yoder (O.R. Vol. 268 Page 2754) to a Drill Hole Set;
4. **S 51 degrees 46'31" W a distance of 149.05 feet** along the northwest line of said Marion S. Yoder and Leah E. Yoder to a 5/8 inch rebar found;
5. **N 52 degrees 56'10" W a distance of 119.42 feet** along the northeast line of said Marion S. Yoder and Leah E. Yoder to an iron pin set;
6. **N 43 degrees 26'39" E a distance of 159.91 feet** through the lands of said P M T Rentals, LLC to a point witnessed by an iron pin set S 43 degrees 26'39" W a distance of 0.73 feet;
7. **S 46 degrees 54'01" E a distance of 38.78 feet** along the south line of said P M T Rentals, LLC to a point witnessed by an iron pin set N 44 degrees 21'06" E at a distance of 13.74 feet;
8. **N 44 degrees 21'06" E a distance of 194.07 feet** along the southeast line of said P M T Rentals, LLC the TRUE PLACE OF BEGINNING.

This parcel contains 1.005 acres and is subject to all highways, easements, and restrictions of record.

Having access through a 30 foot ingress easement described as follows;

Being part of the Southeast Quarter of Section 5, Clark Township, T-8 N, R-5 W, Holmes County, Ohio, also known as part of the lands of P M T Rentals, LLC in O.R. Vol. 223 Page 3277 (PPN 3300003000).

Described as follows:

Commencing at a point marking the northeast corner of the southeast quarter of section 5, Thence with the following (8) courses,

1. **S 00 degrees 47'43" W a distance of 994.46 feet** along the section line to a point;
2. **N 89 degrees 57'56" W a distance of 818.18 feet** along the north lines of BE 4 KL, LTD. (O.R. Vol. 22 Page 866, O.R. Vol. 36 Page 282 and O.R. Vol. 263 Page 6018) and John Oren Miller, Jr. and Clarie E. Miller (O.R. Vol. 263 Page 6020) to a point;
3. **S 37 degrees 14'00" W a distance of 339.93 feet** along the west lines of said John Oren Miller, Jr. and Clarie E. Miller (O.R. Vol. 263 Page 6020, O.R. Vol. 174 Page 1134, Deed Vol. 234 Page 365) to a point;
4. **S 51 degrees 08'18" E a distance of 377.00 feet** along the south line of said John Oren Miller, Jr. and Clarie E. Miller to a point;
5. **S 41 degrees 13'46" W a distance of 45.46 feet** along the east line of John Oren Miller, Jr. and Clarie E. Miller (O.R. Vol. 260 Page 2966) to a point;
6. **S 51 degrees 08'44" E a distance of 7.27 feet** along the north line of said John Oren Miller, Jr. and Clarie E. Miller to a point;
7. **S 39 degrees 40'39" W a distance of 101.00 feet** along the east line of said John Oren Miller, Jr. and Clarie E. Miller to a point in S.R. 557;
8. **S 51 degrees 36'49" E a distance of 120.07 feet** along the south line of said John Oren Miller, Jr. and Clara E. Miller and 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 ingress easement;

1. **S 44 degrees 21'06" W a distance of 167.82 feet** through the lands of said P M T Rentals, LLC to a point;
2. **S 46 degrees 53'58" E a distance of 15.00 feet** through the lands of said P M T Rentals, LLC to a point THERE ENDS.

And also subject to a 15 foot easement in Plat Vol. 12 Page 774 and a 30 foot easement described as follows;

Being part of the Southeast Quarter of Section 5, Clark Township, T-8 N, R-5 W, Holmes County, Ohio, also known as part of the lands of P M T Rentals, LLC in O.R. Vol. 223 Page 3277 and O.R. Vol. 223 Page 3274 (PPN 3300101000, PPN 3300194000).

Described as follows:

Commencing at a point marking the northeast corner of the southeast quarter of section 5, Thence with the following (8) courses,

1. **S 00 degrees 47'43" W a distance of 994.46 feet** along the section line to a point;
2. **N 89 degrees 57'56" W a distance of 818.18 feet** along the north lines of BE 4 KL, LTD. (O.R. Vol. 22 Page 866, O.R. Vol. 36 Page 282 and O.R. Vol. 263 Page 6018) and John Oren Miller, Jr. and Clarie E. Miller (O.R. Vol. 263 Page 6020) to a point;
3. **S 37 degrees 14'00" W a distance of 339.93 feet** along the west lines of said John Oren Miller, Jr. and Clarie E. Miller (O.R. Vol. 263 Page 6020, O.R. Vol. 174 Page 1134, Deed Vol. 234 Page 365) to a point;
4. **S 51 degrees 08'18" E a distance of 377.00 feet** along the south line of said John Oren Miller, Jr. and Clarie E. Miller to a point;
5. **S 41 degrees 13'46" W a distance of 45.46 feet** along the east line of John Oren Miller, Jr. and Clarie E. Miller (O.R. Vol. 260 Page 2966) to a point;
6. **S 51 degrees 08'44" E a distance of 7.27 feet** along the north line of said John Oren Miller, Jr. and Clarie E. Miller to a point;

7. **S 39 degrees 40'39" W a distance of 101.00 feet** along the east line of said John Oren Miller, Jr. and Clarie E. Miller to a point in S.R. 557;
8. **S 51 degrees 36'49" E a distance of 215.58 feet** along the south lines of said John Oren Miller, Jr. and Clarie E. Miller, BE 4 KL, LTD. (O.R. Vol. 22 Page 894) and along the centerline of said road to a point being the TRUE PLACE OF BEGINNING;

Thence with the following **FIVE (5) COURSES** along the centerline of said easement;

1. **S 04 degrees 33'15" W a distance of 26.51 feet** through the lands of said P M T Rentals, LLC to a point;
2. **S 49 degrees 19'01" W a distance of 155.81 feet** through the lands of said P M T Rentals, LLC to a point;
3. **N 46 degrees 53'58" W a distance of 68.50 feet** through the lands of said P M T Rentals, LLC to a point;
4. **S 44 degrees 21'06" W a distance of 78.17 feet** through the lands of said P M T Rentals, LLC to a point;
5. **N 46 degrees 53'58" W a distance of 52.99 feet** through the lands of said P M T Rentals, LLC to a point and THERE ENDS;

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

For survey see: Plat Book Vol. 19 Page 4559

This survey was made and description prepared by Caleb Jerome Galbraith P.S. 8703. on August 24, 2021



Parcel Number: 3300194001

