

**Address:** 5434 TR 377, Millersburg, OH 44654

**Phone:** 330.231.0497

**Description: Ingram Subdivision Replat No. 1 Lot 3**

Being Lot 3 of Ingram Subdivision Replat No. 1 recorded in Plat Book 19  
Page 4082, of the Holmes County Plat Records.

Lot 3 contains 5.570 acres, but is subject to all easements of record.

Ingram Subdivision Replat No. 1 is situated in the Third Quarter Lot 25 and the Northeast Quarter of Section 15, Berlin Township, T-9 N, R-5 W, Holmes County, Ohio.

Note: Lot 3 is subject to all Restrictive Covenants listed or shown on said Subdivision Plat.

Note: Lot 3 has access by a 60 foot easement for the purpose of ingress and egress and general utilities and further described as follows;

Being part of the Northeast Quarter of Section 15 and Lot 25 of the Third Quarter, Berlin Township, T-9 N, R-5 W, Holmes County, Ohio also known as part of the lands conveyed to Eli J. Hochstetler and Vesta Hochstetler in O.R. Vol. 161 Page 330, (PPN 0100036011), Eli J. Hochstetler and Vesta Hochstetler in Deed Vol. 237 Page 730, (PPN 0100214000), and part of the lands of Holmes Ingram Group, Ltd. in O.R. Vol. 225 Page 1144, (PPN 0100315000).

Described as follows:

Commencing at 5/8 inch rebar found marking southwest corner of the northeast quarter of section 15, thence S 85 degrees 13'53" E a distance of 890.75 feet along the quarter section line to a point in State Route 39, thence S 29 degrees 40'23"E a distance of 9.81 feet along the east line of William Jr. Yoder and Mary A. Yoder (Deed Vol. 186 Page 644) 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 60 foot easement;

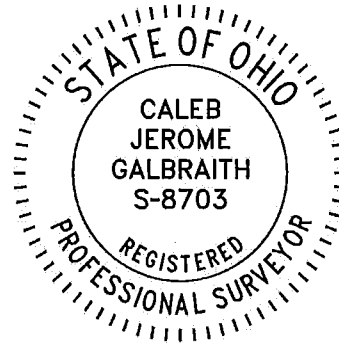
1. **N 76 degrees 52'14" E a distance of 99.73 feet** through the lands of said Eli J. Hochstetler and Vesta Hochstetler and said Holmes Ingram Group, Ltd. to a point;
2. **N 23 degrees 39'07" E a distance of 96.48 feet** through the lands of said Holmes Ingram Group, Ltd. to a point THERE ENDS.

For survey see: Plat Book Vol. 19 Page 4082

This survey and description prepared by Caleb Jerome Galbraith, P.S. 8703 Feb., 14, 2020.



Parcel Number: 0100091026



**FILE DESCRIPTION**  
Holmes County Map Office  
6/8/2020

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